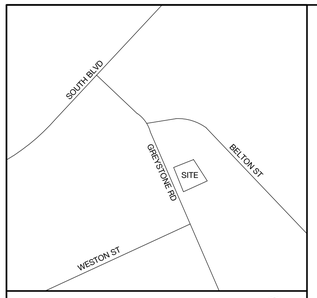
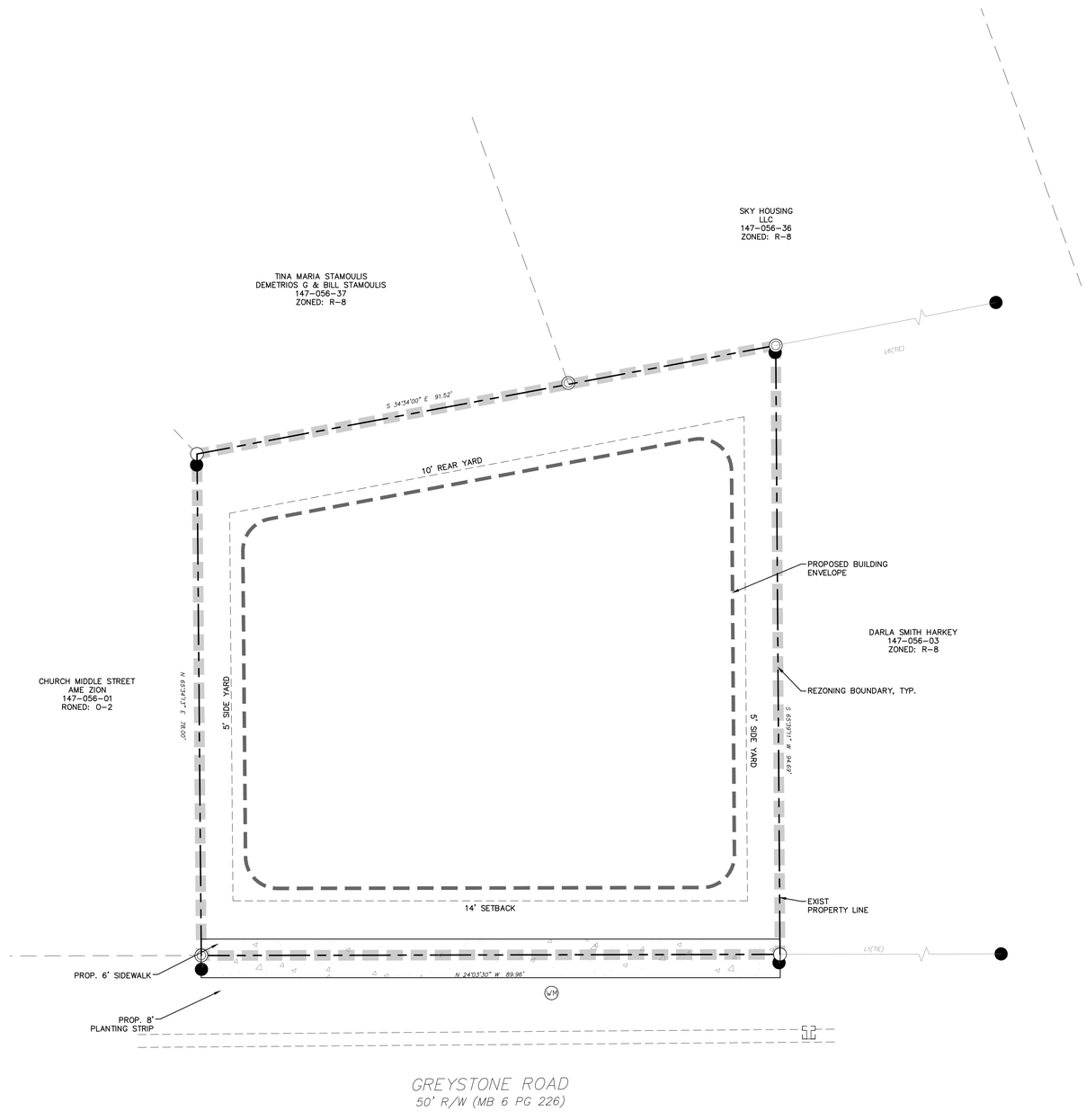


VICINITY MAP



Site Development Data:

--Acreage: ± 0.178 acres
--Tax Parcel #: 147-056-02
--Existing Zoning: R-4
--Proposed Zoning: UR-1(CD)
--Existing Use: Single Family
--Proposed Uses: One Duplex or One two-unit Townhome
--Proposed Floor Area Ratio: As allowed by the UR-1 zoning district.
--Maximum Building Height: As allowed by the UR-1 zoning district.
--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Lake Mather LLC ("Petitioner") to accommodate one duplex or one two-unit townhome on an approximately 0.178 acre site located on the east side of South Boulevard on Greystone Road (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-1 zoning classification shall govern.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. The total number of principal buildings to on the Site shall not exceed one (1). Accessory structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site. Accessory structures include but are not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 2 attached residential dwelling units, together with accessory uses allowed in the UR-1 zoning district.

3. Access and Transportation:

a. Access to the Site will be from Greystone Road.

b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Greystone Road as generally depicted on the Rezoning Plan.

c. Pedestrian connections shall be provided to public sidewalks within public rights-of-way. Final placement of connection points are subject to modifications during the Land Development review process.

d. The placement and configuration of the vehicular access point is subject to modifications as required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

4. Architectural Standards, Court Yards/Amenity Areas:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood. Vinyl or Aluminum as a building material may only be used on windows, soffits and on handrails/railings.

b. Each residential unit within new construction structures on The Site will have a one or two car garage.

c. Usable porches or stoops may form an element of the building design and be located on the front and/or side of the building. Stoops, entry level porches or entry wells may be covered but not be enclosed. Existing stoops and stairs associated with the existing structure on site may be renovated, redesigned and reconstructed to improve pedestrian travel circulation on site and to accommodate building renovations or site improvements.

5. Streetscape, Buffers, Yards, and Landscaping:

a. A setback of 14 feet as measured from the existing back curb will be provided along Greystone Road as generally depicted on the Rezoning Plan.

b. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way and out of the required UR-1 zoning district required setback along the abutting public streets.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Site will comply with the City of Charlotte Tree Ordinance. Tree save area minimum width shall be reduced to 10' to accommodate existing vegetation and parcel size.

7. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the internal driveways, sidewalks, courtyards and landscape accent lighting.

c. Decorative pedestrian scale lights may be provided within the Site.

8. Signage:

a. Reserved.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest or assigns.

GRAPHIC SCALE
10 0 5 10 20
1 INCH = 10 FEET

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Lake Mather LLC

2048 Coniston PL
Charlotte, NC 28207

315 Greystone

Rezoning Site Plan
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:

Project No: 19-046
Date: 04.30.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0