

<u>DEVELOPMENT SUMMARY</u>	
REZONING SITE AREA:	11.98 AC
TAX PARCEL ID #:	043-091-04
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Residential (Townhome and Condominium)
TOTAL UNITS:	
TOWNHOMES:	109
CONDOS:	40 (5 Bldgs, 8 Units Each)
TOTAL:	149 Units
DENSITY:	12.44 Units per Acre
PROPOSED PARKING:	
GARAGE:	105
SURFACE:	46
ON-STREET:	85
TREE SAVE:	
REQUIRED:	1.20 Ac. (10.0%)
PROPOSED:	1.42 Ac. (11.9%)

NOTE:
Petitioner will provide supplemental plantings on-site to fulfill tree save requirements per City of Charlotte Ordinance.

URBAN RESIDENTIAL (2) DISTRICT REQUIREMENTS	
(1) MINIMUM LOT AREA*:	3,000 SF
(2) MINIMUM SETBACK**:	14' From back of existing or future curbside, whichever is greatest
(2) MINIMUM SIDE YARD:	5'
(3) MINIMUM REAR YARD:	10'
(4) MAXIMUM HEIGHT:	40'
(6) MAXIMUM FLOOR AREA RATIO	1.0
(7) PARKING	1.5 Spaces Per Unit

* Where the sale of individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. Each individual unit must include a minimum of 400 square feet of private open space.

**** Minimum setback along West Sugar Creek Road is 30' due to reverse frontage. Petitioner agrees to provide 50' setback, but requests encroachments into this setback as shown on the plan.**

DEVELOPMENT STANDARDS

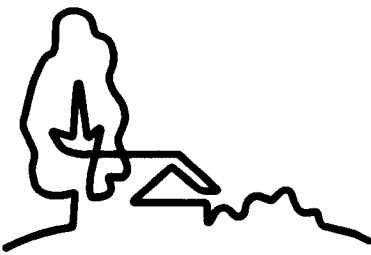
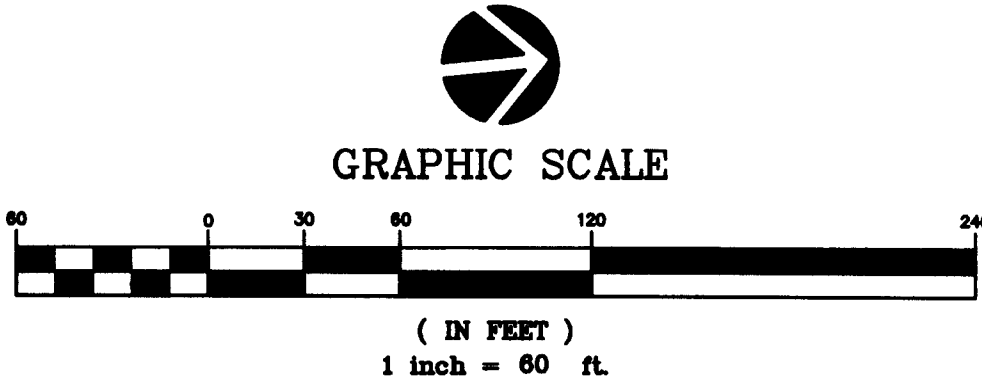
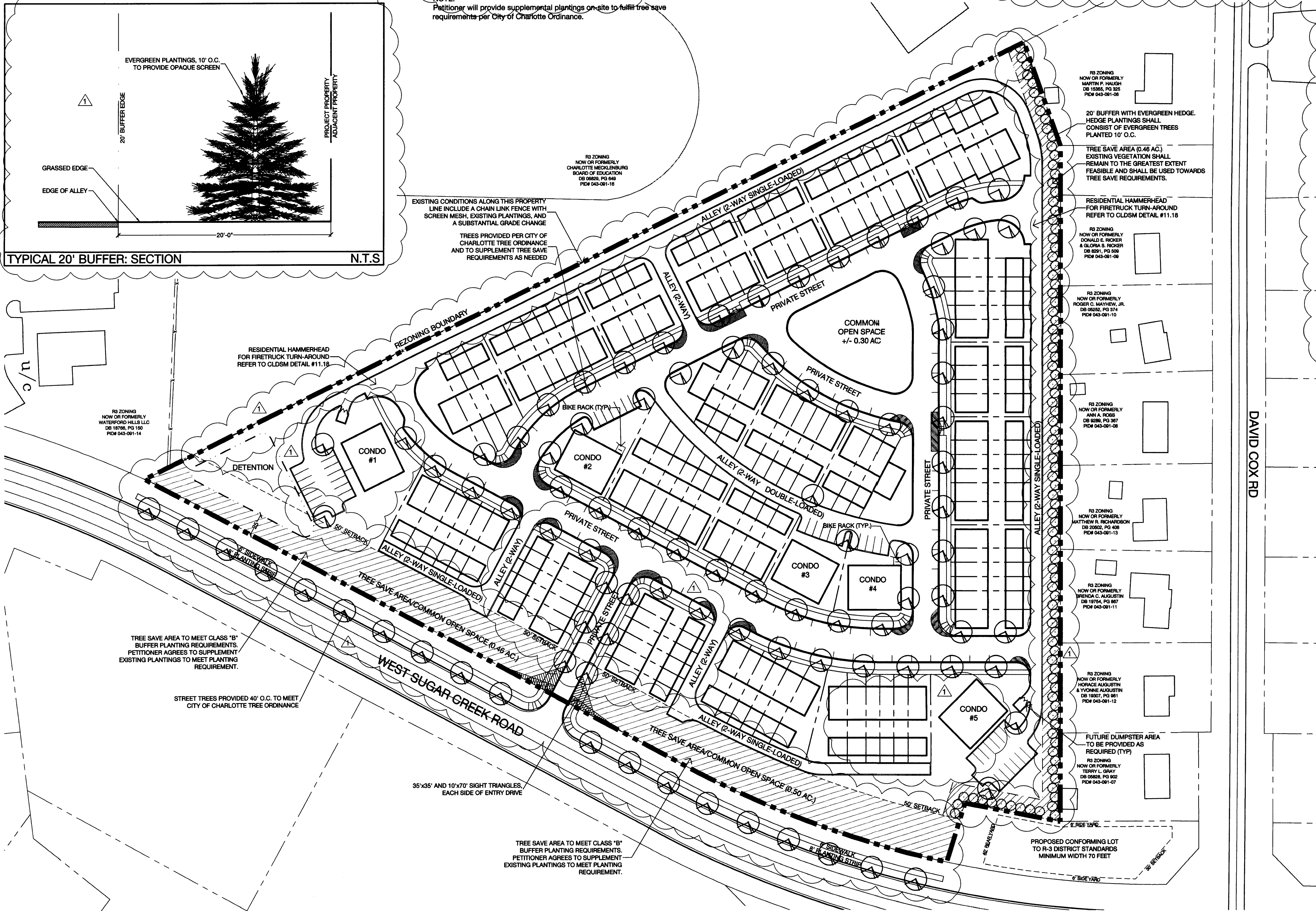
1. **GENERAL PROVISIONS**
 - a. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the URB-2 zoning classification shall be followed in connection with development taking place on the Site.
 - b. The configurations, placements and sizes of the buildings depicted on the Rezoning Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the Building Envelope lines established on the Technical Data Plan. Parking layouts may also be modified to accommodate final building locations.
 - c. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require a certain street frontage, trees, stormwater, and site development, etc.) may apply to the development of the site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
2. **PERMITTED USES**

The development may be devoted only to the following uses:

 - (1) Attached Townhouse Residential and any accessory uses that are clearly incidental and related thereto; and
 - (2) Condominium Residential uses and any accessory uses that are clearly incidental and related thereto.
3. **BUFFERS**

No buffers are required per URB-2 zoning requirements. However, Petitioner agrees to provide a 20' buffer along the northern property line adjacent to single family uses. This buffer will include evergreen trees planted 10' O.C. to provide an opaque hedge. Also, Petitioner agrees to supplement existing vegetation within the 50' setback area with evergreen trees along West Sugar Creek Road in order to meet Class "C" buffer planting requirements.

- SETBACKS, SIDE YARDS AND REAR YARDS**
Development of the site shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the UR-2 zoning district.
- 5. SCREENING/TREE ORCHARD**
a. Any required screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
b. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
c. A Tree Survey of the setback along West Sugar Creek Road will be provided as part of the permitting and approval process. Tree save requirements will be met through retention of existing trees and supplemental plantings as required by the City of Charlotte Tree Ordinance.
- 6. PARKING**
On-street parking will be provided as depicted on the plan; such spaces shall count towards the parking requirement minimums set out in the Ordinance.
- 7. SIGNS**
All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- 8. ACCESS POINTS (DRIVEWAYS)**
a. The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
b. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
c. The private driveway entrance from West Sugar Creek Road will require driveway permits from both CDOT and NCDOT.
d. Petitioner agrees to provide 150 feet of channelization on the connection to West Sugar Creek Road, measured from the Right of Way line and as depicted on the plan.
- 9. FIRE PROTECTION**
Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. A fire hydrant flow test has been ordered to verify pressure.
- 10. ARCHITECTURAL CONTROLS**
a. The maximum height of the buildings to be constructed on the site shall be 40 feet.
b. The primary exterior building materials for the primary structures to be constructed on the site shall be brick and Hardi-pan.
- 11. 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 the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- 12. BINDING EFFECT OF THE REZONING APPLICATION**
If this Rezoning Petition is approved, all conditions applicable to the 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 the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.
- 13. COMMON OPEN SPACE**
Common open space to be improved to include benches, walks, and ornamental landscaping at a minimum. Petitioner reserves the right to provide additional improvements at his discretion.
- 14. ACCESS POINTS (INDIVIDUAL UNITS)**
All townhome units will be provided a 5 foot wide sidewalk connecting the front door to a proposed public sidewalk.
- 15. STORMWATER/WETLANDS**
a. Location, size and type of any Stormwater Management Systems depicted on Rezoning Plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
b. Detention as depicted on the Rezoning Plan is to be in the form of a wet pond allowing for a 25 foot encroachment into the 50 foot setback provided along West Sugar Creek Road. The wet pond will be designed to provide partial water quality treatment.
c. Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers.
d. The Petitioner shall provide necessary engineering calculations as a part of the permitting and approval process to show that the storm water measures depicted on the Rezoning Plan are sized appropriately to handle runoff from the proposed development.
- 16. AMENDMENTS TO THE REZONING PLAN**
Future amendments to the Rezoning Plan and 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.



URBAN
DESIGN
PARTNERS

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Meeting Street Homes
Mr. Joe Roy, IV

1930 Abbott Street
Suite 400
Charlotte, NC 28203

Meeting Street at Cheshire

Rezoning Plan

City of Charlotte

NO. DATE BY REVISIONS:

T 06.18.07 MEK PER CITY OF CHARLOTTE COMMENTS

Project No: 07-035
Date: April 23, 2007
Designed by: cc
Drawn By: mek
Scale: 1" = 60'-0"
Sheet No:

RZ-1