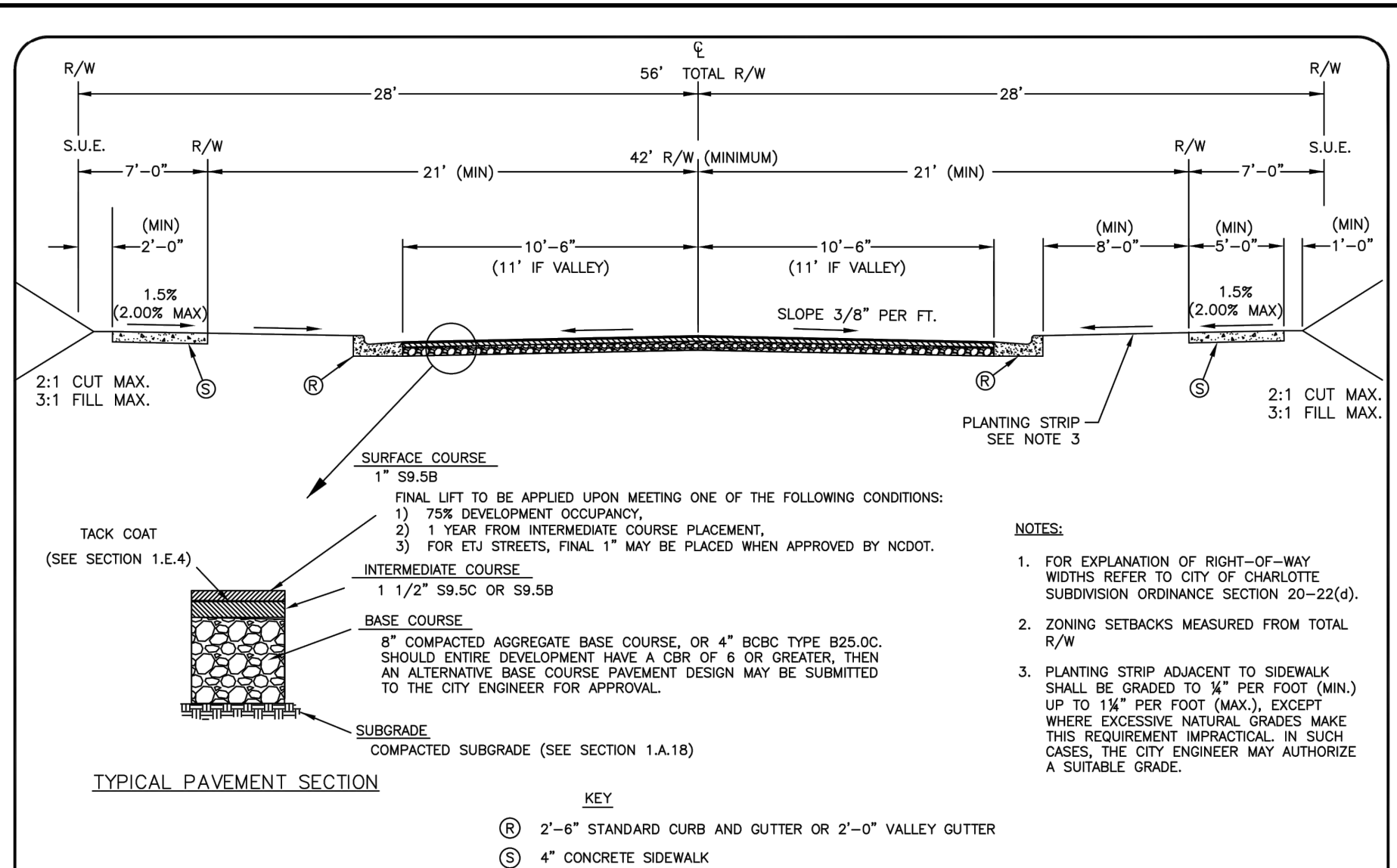
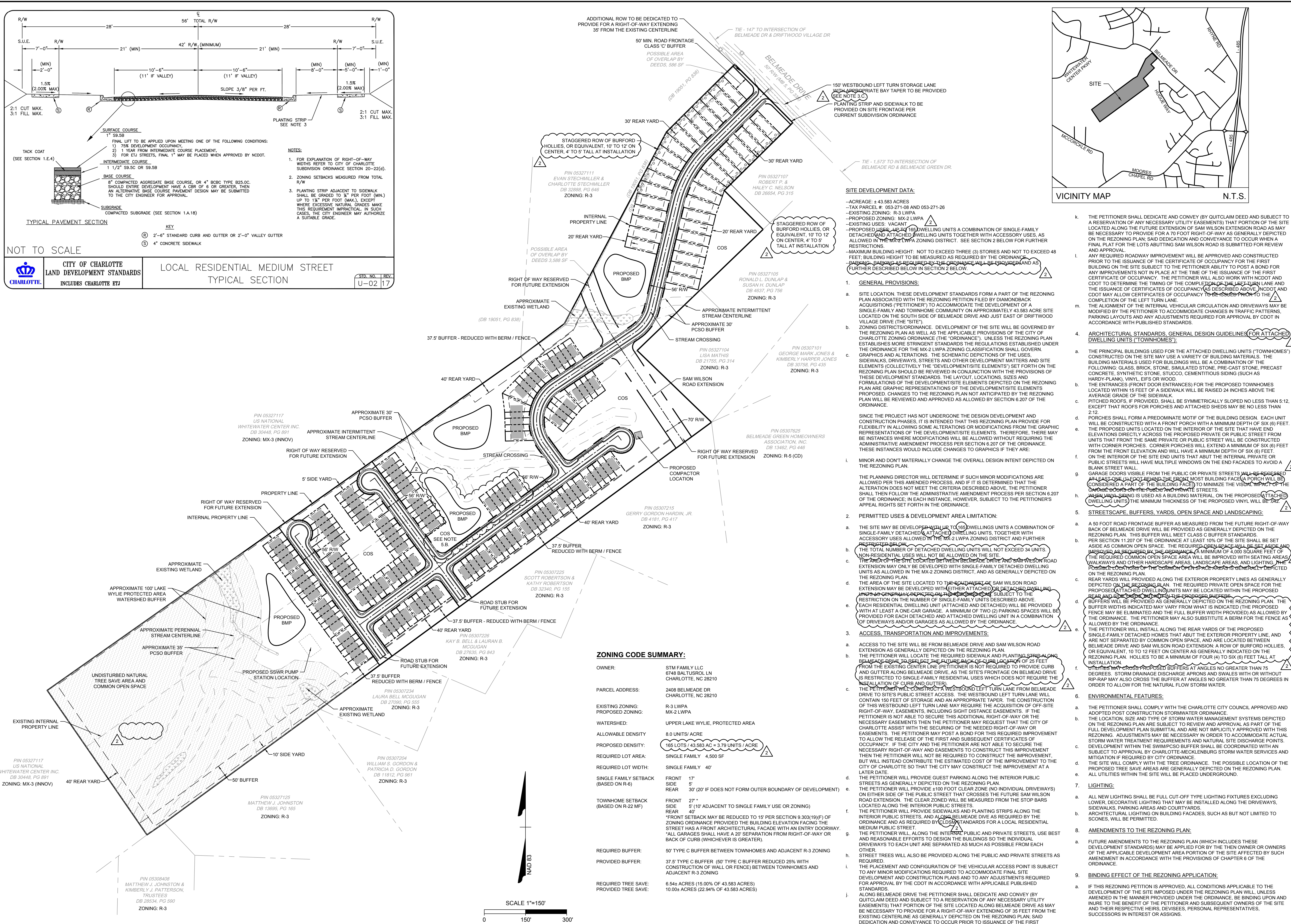
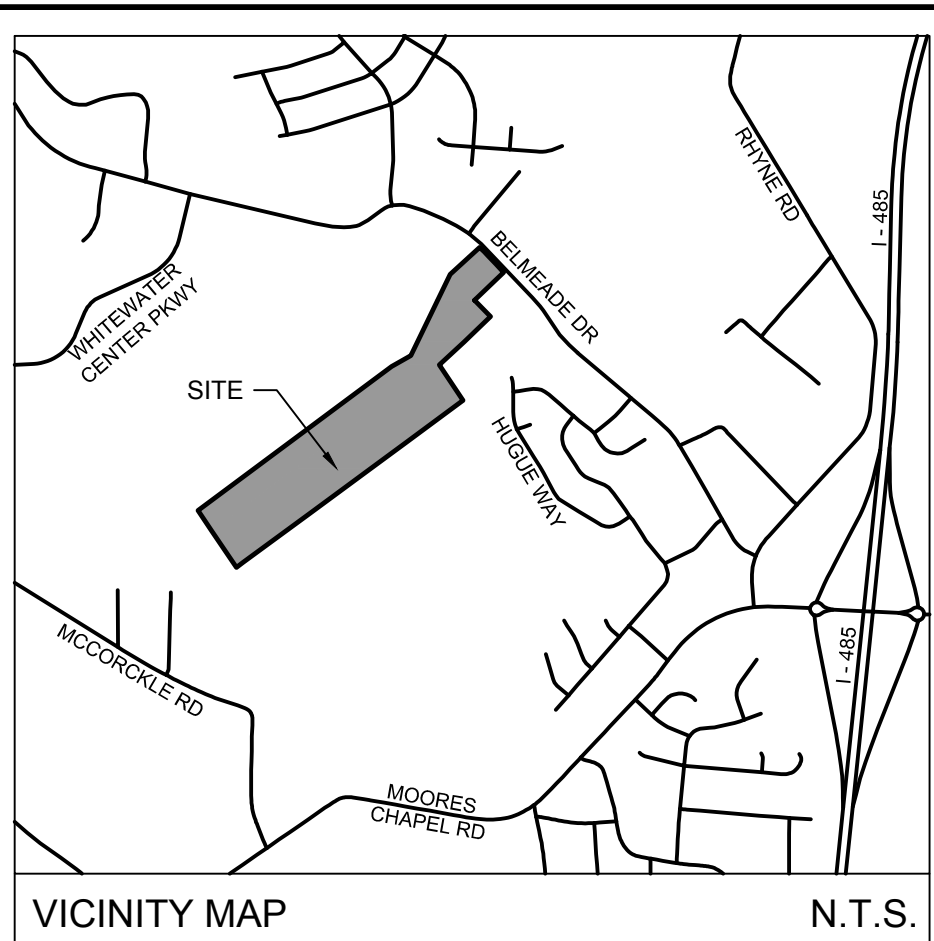


R:\104\2567 - Hanbury Residential (Diamondback) DWG\Sheet\Re zoning\42567C - Rezoning Site Plan.dwg Plotted on 6/24/2019 4:55 PM by Katie Bradley



NOT TO SCALE	
CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ	
LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION	
STD.	REV.
U-02	17



SITE DEVELOPMENT DATA:

- ACREAGE: 43.583 ACRES
- TAX PARCEL #: 053-271-08 AND 053-271-26
- EXISTING ZONING: R-3 LWPA
- PROPOSED ZONING: MX-2 LWPA
- PROPOSED USES: UP TO 165 DWELLING UNITS A COMBINATION OF SINGLE-FAMILY DETACHED AND ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY THE MX-2 LWPA ZONING DISTRICT. SEE SECTION 2 BELOW FOR FURTHER RESTRICTIONS.
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED THREE (3) STORIES AND NOT TO EXCEED 48 FEET; BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED AND AS FURTHER DESCRIBED BELOW IN SECTION 2 BELOW.

GENERAL PROVISIONS:

a. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DIAMONDBACK ACQUISITIONS ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY AND TOWNHOME COMMUNITY ON APPROXIMATELY 43.583 ACRE SITE LOCATED ON THE SOUTH SIDE OF BELMEADE DRIVE AND JUST EAST OF DRIFTWOOD VILLAGE DRIVE (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 MX-2 LWPA ZONING CLASSIFICATION SHALL GOVERN. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, 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 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.

PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED UP TO 165 DWELLINGS UNITS A COMBINATION OF SINGLE-FAMILY DETACHED AND ATTACHED DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MX-2 LWPA ZONING DISTRICT AND FURTHER RESTRICTED BELOW.

b. THE TOTAL NUMBER OF DETACHED DWELLING UNITS WILL NOT EXCEED 34 UNITS. NON-RESIDENTIAL USES WILL NOT BE ALLOWED ON THE SITE.

c. THE AREA OF THE SITE LOCATED BETWEEN BELMEADE DRIVE AND SAM WILSON ROAD EXTENSION MAY ONLY BE DEVELOPED WITH SINGLE-FAMILY DETACHED DWELLING UNITS AS ALLOWED IN THE MX-2 ZONING DISTRICT, AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. THE AREA OF THE SITE LOCATED TO THE SOUTH OF SAM WILSON ROAD EXTENSION MAY BE DEVELOPED WITH EITHER ATTACHED OR DETACHED DWELLING UNITS, AS ALLOWED BY THE ORDINANCE, AND AS GENERALLY DEPICTED ON THE REZONING PLAN. THE RESTRICTION ON THE NUMBER OF SINGLE-FAMILY UNITS DESCRIBED ABOVE.

e. EACH RESIDENTIAL DWELLING UNIT (ATTACHED AND DETACHED) WILL BE PROVIDED WITH AT LEAST ONE CAR GARAGE. A MINIMUM OF TWO (2) PARKING SPACES WILL BE PROVIDED FOR EACH DETACHED AND ATTACHED DWELLING UNIT IN A COMBINATION OF DRIVEWAYS AND/OR GARAGES AS ALLOWED BY THE ORDINANCE.

ACCESS, TRANSPORTATION AND IMPROVEMENTS:

a. ACCESS TO THE SITE WILL BE FROM BELMEADE DRIVE AND SAM WILSON ROAD EXTENSION AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER WILL LOCATE THE REQUIRED SIDEWALK AND PLANTING STRIP ALONG BELMEADE DRIVE TO REFLECT THE FUTURE BACK OF CURB LOCATION OF 25 FEET FROM THE EXISTING CENTER LINE (PETITIONER IS NOT REQUIRED TO PROVIDE CURB AND GUTTER ALONG BELMEADE DRIVE OR SAM WILSON ROAD EXTENSION). THE PETITIONER WILL LOCATE THE REQUIRED SIDEWALK AND PLANTING STRIP ALONG BELMEADE DRIVE TO REFLECT THE FUTURE BACK OF CURB LOCATION OF 25 FEET FROM THE EXISTING CENTER LINE (PETITIONER IS NOT REQUIRED TO PROVIDE CURB AND GUTTER). THE PETITIONER WILL CONSTRUCT A WESTBOUND LEFT TURN LANE FROM BELMEADE DRIVE TO SITES PUBLIC STREET ACCESS. THE WESTBOUND LEFT TURN LANE WILL CONTAIN 150 FEET OF STORAGE AND AN APPROPRIATE TAPER. THE CONSTRUCTION OF THIS WESTBOUND LEFT TURN LANE MAY REQUIRE THE ACQUISITION OF OFF-SITE RIGHT-OF-WAY, EASEMENTS, INCLUDING SIGHT DISTANCE EASEMENTS. IF THE PETITIONER IS NOT ABLE TO SECURE THIS ADDITIONAL RIGHT-OF-WAY OR THE NECESSARY EASEMENTS THEN THE PETITIONER MAY REQUEST THAT THE CITY OF CHARLOTTE ASSIST WITH THE SECURING OF THE NEEDED RIGHT-OF-WAY OR EASEMENTS. THE PETITIONER MAY POST A BOND FOR THIS REQUIRED IMPROVEMENT TO ALLOW THE RELEASE OF THE FIRST AND SUBSEQUENT CERTIFICATES OF OCCUPANCY. IF THE CITY AND THE PETITIONER ARE NOT ABLE TO SECURE THE NECESSARY RIGHT-OF-WAY AND EASEMENTS TO CONSTRUCT THIS IMPROVEMENT THEN THE PETITIONER WILL NOT BE REQUIRED TO CONSTRUCT THE IMPROVEMENT, BUT WILL INSTEAD CONTRIBUTE THE ESTIMATED COST OF THE IMPROVEMENT TO THE CITY OF CHARLOTTE SO THAT THE CITY MAY CONSTRUCT THE IMPROVEMENT AT A LATER DATE.

d. THE PETITIONER WILL PROVIDE GUEST PARKING ALONG THE INTERIOR PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. THE PETITIONER WILL PROVIDE 150' OF FOOT CLEAR ZONE (NO INDIVIDUAL DRIVEWAYS) ON EITHER SIDE OF THE PUBLIC STREET THAT CROSSES THE FUTURE SAM WILSON ROAD EXTENSION. THE CLEAR ZONE WILL BE MEASURED FROM THE STOP BARS LOCATED ALONG THE INTERIOR PUBLIC STREETS.

f. THE PETITIONER WILL PROVIDE SIDEWALKS AND PLANTING STRIPS ALONG THE INTERIOR PUBLIC STREETS, AND ALONG BELMEADE DRIVE AS REQUIRED BY THE ORDINANCE AND AS REQUIRED BY LOCAL STANDARDS FOR A LOCAL RESIDENTIAL MEDIUM PUBLIC STREET.

g. THE PETITIONER WILL, ALONG THE INTERIOR PUBLIC AND PRIVATE STREETS, USE BEST AND REASONABLE EFFORTS TO DESIGN THE BUILDINGS SO THE INDIVIDUAL DRIVEWAYS TO EACH UNIT ARE SEPARATED AS MUCH AS POSSIBLE FROM EACH OTHER.

h. STREET TREES WILL ALSO BE PROVIDED ALONG THE PUBLIC AND PRIVATE STREETS AS REQUIRED.

i. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS 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.

j. ALONG BELMEADE DRIVE THE PETITIONER SHALL DEDICATE AND CONVEY (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION OF ANY NECESSARY UTILITY EASEMENTS) THAT PORTION OF THE SITE LOCATED ALONG BELMEADE DRIVE AS MAY BE NECESSARY TO PROVIDE FOR A RIGHT-OF-WAY EXTENDING OF 35 FEET FROM THE EXISTING CENTERLINE AS GENERALLY DEPICTED ON THE REZONING PLAN; SAID DEDICATION AND CONVEYANCE TO OCCUR PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL DWELLING BUILDING CONSTRUCTED ON THE SITE.

ZONING CODE SUMMARY:	
OWNER:	STM FAMILY LLC 6748 BALTUSOL LN CHARLOTTE, NC 28210
PARCEL ADDRESS:	2408 BELMEADE DR CHARLOTTE, NC 28210
EXISTING ZONING:	R-3 LWPA
PROPOSED ZONING:	MX-2 LWPA
WATERSHED:	UPPER LAKE WYLIE, PROTECTED AREA
ALLOWABLE DENSITY:	8.0 UNITS / ACRE
PROPOSED DENSITY:	165 LOTS / 43.583 AC = 3.78 UNITS / ACRE
REQUIRED LOT AREA:	SINGLE FAMILY 4,500 SF
REQUIRED LOT WIDTH:	SINGLE FAMILY 40'
SINGLE FAMILY SETBACK (BASED ON R-6)	FRONT 17' SIDE 5' REAR 30' (20' IF DOES NOT FORM OUTER BOUNDARY OF DEVELOPMENT)
TOWNHOME SETBACK (BASED ON R-22 MF)	FRONT 27' SIDE 5' (10' ADJACENT TO SINGLE FAMILY USE OR ZONING) REAR 40' "FRONT SETBACK MAY BE REDUCED TO 15' PER SECTION 9.303(19)(F) OF ZONING ORDINANCE PROVIDED THE BUILDING ELEVATION FACING THE STREET HAS A FRONT ARCHITECTURAL FACADE WITH AN ENTRY DOORWAY. ALL GARAGES SHALL HAVE A 20' SEPARATION FROM RIGHT-OF-WAY OR BACK OF CURB (WHICHEVER IS GREATER).
REQUIRED BUFFER:	50' TYPE C BUFFER BETWEEN TOWNHOMES AND ADJACENT R-3 ZONING
PROVIDED BUFFER:	37.5' TYPE C BUFFER (50' TYPE C BUFFER REDUCED 25% WITH CONSTRUCTION OF WALL OR FENCE) BETWEEN TOWNHOMES AND ADJACENT R-3 ZONING
REQUIRED TREE SAVE:	6.544 ACRES (15.00% OF 43.583 ACRES)
PROVIDED TREE SAVE:	10.005 ACRES (22.94% OF 43.583 ACRES)

k. THE PETITIONER SHALL DEDICATE AND CONVEY (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION OF ANY NECESSARY UTILITY EASEMENTS) THAT PORTION OF THE SITE LOCATED ALONG THE FUTURE EXTENSION OF SAM WILSON ROAD AS MAY BE NECESSARY TO PROVIDE FOR A 70 FOOT RIGHT-OF-WAY AS GENERALLY DEPICTED ON THE REZONING PLAN; SAID DEDICATION AND CONVEYANCE TO OCCUR WHEN A FINAL PLAT FOR THE LOTS ABUTTING SAM WILSON ROAD IS SUBMITTED FOR REVIEW AND APPROVAL.

l. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL ALSO WORK WITH NC DOT AND CDOT TO DETERMINE THE TIMING OF THE COMPLETION OF THE LEFT TURN LANE AND THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS DESCRIBED ABOVE. NC DOT AND CDOT MAY ALLOW CERTIFICATES OF OCCUPANCY TO BE ISSUED PRIOR TO THE COMPLETION OF THE LEFT TURN LANE.

m. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES (FOR ATTACHED DWELLING UNITS) ("TOWNHOMES"):

a. THE PRINCIPAL BUILDINGS USED FOR THE ATTACHED DWELLING UNITS ("TOWNHOMES") 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, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDY-PLANK), VINYL, EPS OR WOOD.

b. THE ENTRANCES (FRONT DOOR ENTRANCES) FOR THE PROPOSED TOWNHOMES LOCATED WITHIN 15 FEET OF A SIDEWALK WILL BE RAISED 24 INCHES ABOVE THE AVERAGE GRADE OF THE SIDEWALK.

c. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12.

d. PORCHES SHALL FORM A PREDOMINANT MOTIF OF THE BUILDING DESIGN. EACH UNIT WILL BE CONSTRUCTED WITH A FRONT PORCH WITH A MINIMUM DEPTH OF SIX (6) FEET. THE PROPOSED UNITS LOCATED ON THE INTERIOR OF THE SITE THAT HAVE END ELEVATIONS DIRECTLY ACROSS THE PROPOSED PRIVATE OR PUBLIC STREET FROM UNITS THAT FRONT THE SAME PRIVATE OR PUBLIC STREET WILL BE CONSTRUCTED WITH CORNER PORCHES. CORNER PORCHES WILL EXTEND A MINIMUM OF SIX (6) FEET FROM THE FRONT ELEVATION AND WILL HAVE A MINIMUM DEPTH OF SIX (6) FEET.

e. ON THE INTERIOR OF THE SITE, UNITS THAT ADJUT THE INTERNAL PRIVATE OR PUBLIC STREETS WILL HAVE MULTIPLE WINDOWS ON THE END FACADES TO AVOID A BLANK STREET WALL.

g. GARAGE DOORS VISIBLE FROM THE PUBLIC OR PRIVATE STREETS WILL BE RECESSED AT LEAST ONE (1) FOOT FROM THE BUILDING FACE. PORCHES WILL BE CONSIDERED A PART OF THE BUILDING FACE) TO MINIMIZE THE VISUAL IMPACT OF THE GARAGE DOORS ON THE PUBLIC AND PRIVATE STREETS.

h. VINYL SIDING IS USED AS A BUILDING MATERIAL ON THE PROPOSED ATTACHED DWELLING UNITS) THE MINIMUM THICKNESS OF THE PROPOSED VINYL WILL BE 0.25 INCHES.

STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:

a. A 50 FOOT ROAD FRONTAGE BUFFER AS MEASURED FROM THE FUTURE RIGHT-OF-WAY BACK OF BELMEADE DRIVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS BUFFER WILL MEET CLASS C BUFFER STANDARDS.

b. PER SECTION 11.207 OF THE ORDINANCE AT LEAST 10% OF THE SITE SHALL BE SET ASIDE AS COMMON OPEN SPACE. THE REQUIRED OPEN SPACE WILL BE SET ASIDE AND IMPROVED AS REQUIRED BY THE ORDINANCE (A MINIMUM OF 4,000 SQUARE FEET OF THE REQUIRED COMMON OPEN SPACE AREA WILL BE IMPROVED WITH SEATING AREAS, WALKWAYS AND OTHER HARDSCAPE AREAS, LANDSCAPE AREAS, AND LIGHTING. THE POSSIBLE LOCATIONS OF THE COMMON OPEN SPACE AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

c. REAR YARDS WILL BE PROVIDED ALONG THE EXTERIOR PROPERTY LINES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE REQUIRED PRIVATE OPEN SPACE FOR THE PROPOSED ATTACHED DWELLING UNITS MAY BE LOCATED WITHIN THE PROPOSED REAR AND SIDE YARDS. THE REQUIRED PRIVATE OPEN SPACE WILL BE SUBJECT TO THE RESTRICTION ON THE NUMBER OF SINGLE-FAMILY UNITS DESCRIBED ABOVE.

d. BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BUFFER WIDTHS INDICATED MAY VARY FROM WHAT IS INDICATED (THE PROPOSED FENCE MAY BE ELIMINATED AND THE FULL BUFFER WIDTH PROVIDED) AS ALLOWED BY THE ORDINANCE. THE PETITIONER MAY ALSO SUBSTITUTE A BERM FOR THE FENCE AS ALLOWED BY THE ORDINANCE.

e. THE PETITIONER WILL INSTALL ALONG THE REAR YARDS OF THE PROPOSED SINGLE-FAMILY DETACHED HOMES THAT ADJUT THE EXTERIOR PROPERTY LINE, AND ARE NOT SEPARATED BY COMMON OPEN SPACE, AND ARE LOCATED BETWEEN BELMEADE DRIVE AND SAM WILSON ROAD EXTENSION, A ROW OF BURFORD HOLLIES, OR EQUIVALENT, 10 TO 12 FEET ON CENTER AS GENERALLY INDICATED ON THE REZONING PLAN. HOLLIES TO BE A MINIMUM OF FOUR (4) TO SIX (6) FEET TALL AT INSTALLATION.

f. OTHER MAY CROSS PROPOSED BUFFERS AT ANGLES NO GREATER THAN 75 DEGREES. STORM DRAINAGE DISCHARGE APRONS AND SWALES WITH OR WITHOUT RIP-RAP MAY ALSO CROSS THE BUFFER AT ANGLES NO GREATER THAN 75 DEGREES IN ORDER TO ALLOW FOR THE NATURAL FLOW STORM WATER.

ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN 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 STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

c. DEVELOPMENT WITHIN THE SWIMPCSO BUFFER SHALL BE COORDINATED WITH AN SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATION IF REQUIRED BY CITY ORDINANCE.

d. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE POSSIBLE LOCATION OF THE PROPOSED TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN. ALL UTILITIES WITHIN THE SITE WILL BE PLACED UNDERGROUND.

LIGHTING:

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.

b. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS BUT NOT LIMITED TO SCONES, WILL BE PERMITTED.

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.

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 THE SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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SINACOTI HONES P.O. Box 471785 Charlotte, NC 28210	
REVISION DESCRIPTION	
DATE	REVISED PER CITY OF CHARLOTTE COMMENTS
5/13/2019	REVISED PER CITY OF CHARLOTTE COMMENTS
6/24/2019	REVISED PER CITY OF CHARLOTTE COMMENTS
DATE	
3/6/2019	
DRAWN BY	
K. BRADLEY	
DESIGNED BY	
K. BRADLEY	
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C. TODD	
SCALE	
AS SHOWN	
JOB NO.	
42587	
SHEET NO.	
RZ-1.0	

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