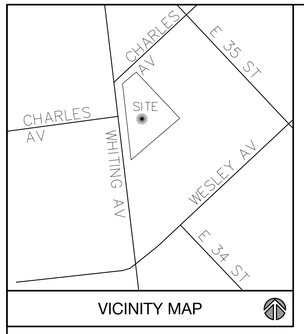

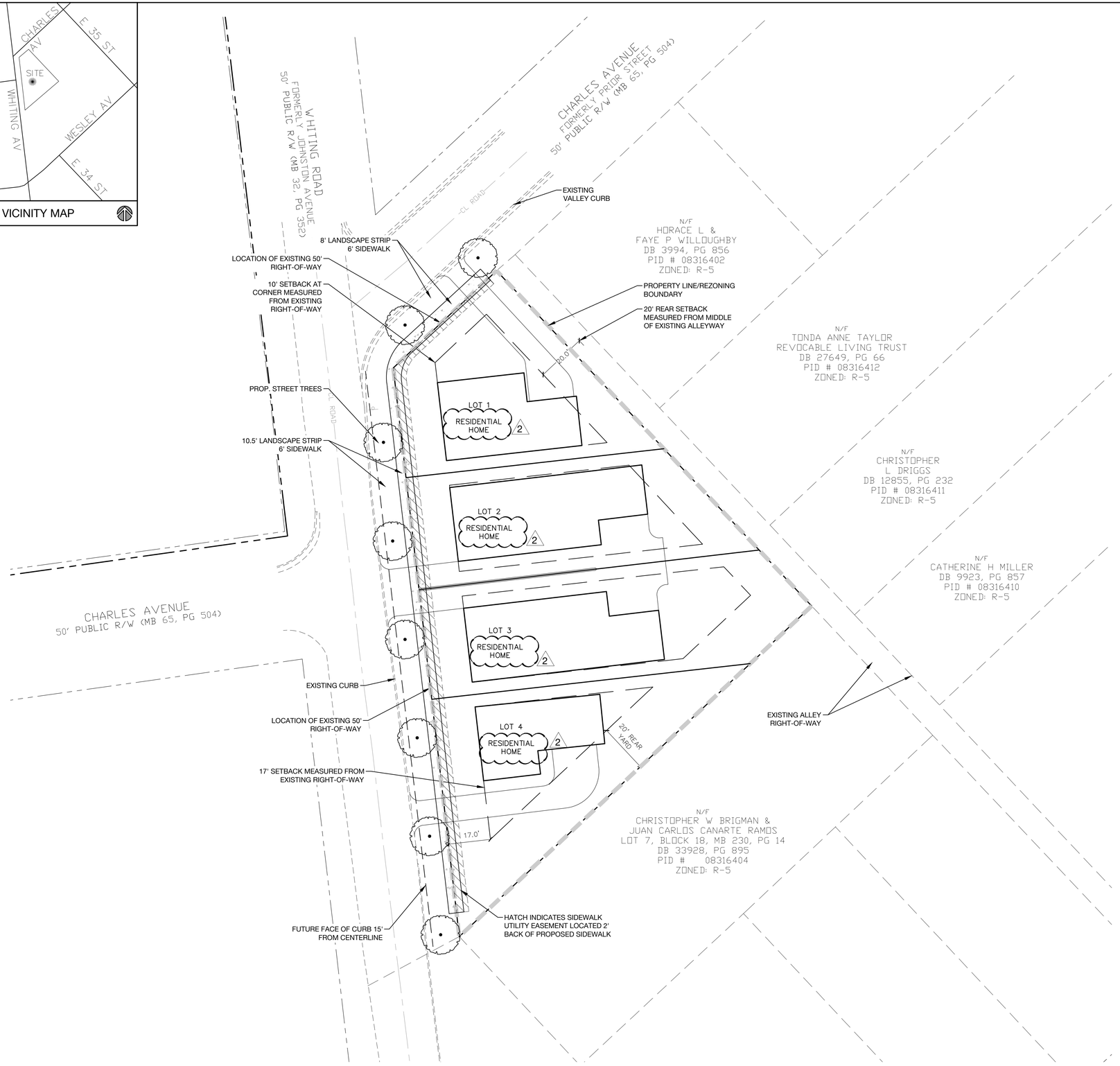

Site Development Data:

Acreage:	+/- 0.55AC
Tax Parcel:	083-164-03
Existing Zoning:	R-5
Proposed Zoning:	R-8(CD)
Existing Uses:	Single Family Detached
Proposed Uses:	Single Family Detached, 2.5 Stories and maximum 40' height
Max Density:	Up to (4) Dwelling Units (Approximately 7.3 DUA)

General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Roma Homes, LLC ("Petitioner") to accommodate the development of four (4) single family detached residential units on an approximate 0.55-acre site located at the southeast corner of Whiting Avenue and Charles Avenue in the City of Charlotte, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number: 083-164-03.

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 "R-8" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the lots, driveways and points of access and site improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses:

Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the R-8 zoning district as related to the establishment of up to four (4) single family detached residential lots. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Vehicular driveway access to each residential lot shall be provided along Whiting Avenue and Charles Avenue as illustrated on the site plan. Utilizing the existing alley right of way adjacent the site for vehicular access shall not be permitted.

2. The Petitioner shall provide an 8' landscape strip and 6' sidewalk along the Charles Avenue as generally depicted on the Site plan.

3. The Petitioner agrees to provide a 10.5' landscape strip and 6' sidewalk along Whiting Avenue to accommodate a future curb location 15' from the existing Whiting Avenue centerline.

4. Public improvements including landscape strip as described in Transportation note 2 & 3 above and a public 6' sidewalk along Whiting Avenue and Charles Avenue, located outside of existing rights of way, shall be located within a sidewalk utility easement "SUE" located 2' back of proposed sidewalk as depicted on the Site plan.

5. The Petitioner may elect to phase installation of noted transportation improvements, sidewalk and landscape strip adjacent Whiting Avenue and Charles Avenue, to coincide with the issuance of the Certificate of Occupancy for each individual lot. Petitioner agrees to install transportation improvements associated with Lots 1-4 prior to the 3rd certificate of occupancy being issued.

Architectural Standards:

1. Residential structures on Site may use a variety of building materials. The building materials available for use will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, metal, synthetic stone, stucco, wood, painted wood and cementitious siding (such as Hardi-plank).

2. Vinyl shall only be permissible as a building material when associated with window and/or door trim.

3. Each residential lot shall provide a pedestrian connection to an adjacent public right of way sidewalk.

Streetscape and Landscaping:

The petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

Lighting:

All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward directed architectural and landscape accent lighting shall be permitted.

Amendments to Rezoning Plan:

Future amendments to the Site Plan 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 Plan 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 6.207(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.

BEFORE YOU DIG!
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N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

REZONING PETITION #2019-138

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

Roma Homes
3415 Holt Street
Charlotte, NC 28205

Whiting Avenue SF

Site Plan
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	12.17.19	UDP	PER CITY COMMENTS
2	01.27.20	UDP	PER CITY COMMENTS

Project No: 19-102
Date: 08.23.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0