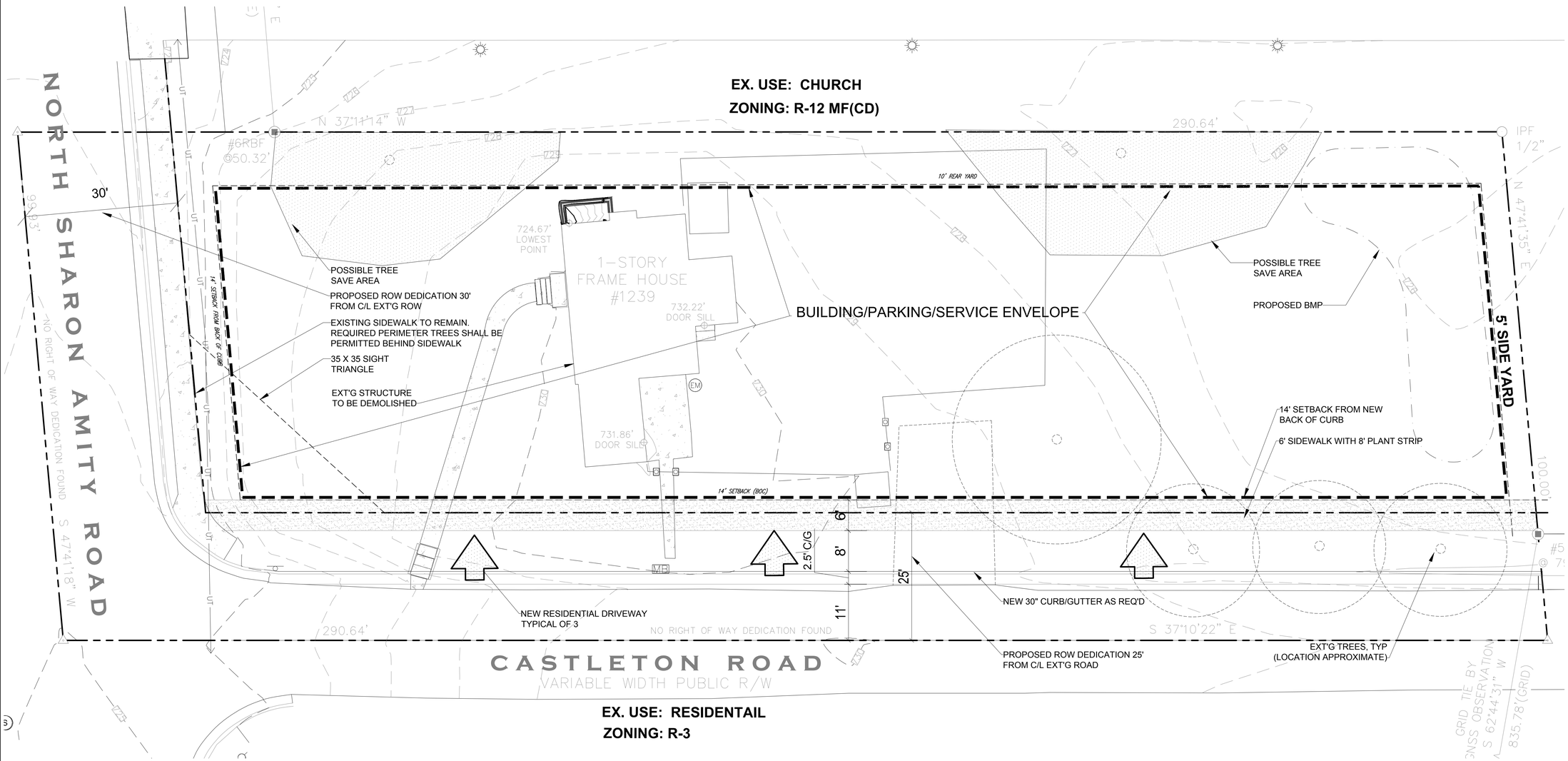

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Whitestone Holdings Inc (the "Applicant") to accommodate the development of a residential community on that approximately 0.44 acre site located on the west side of North Sharon Amity Road at Castleton Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of the entirety of Parcel 157-203-12.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.

4. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Ordinance. Alterations to the Rezoning Plan are subject to the Ordinance.

B. Permitted Uses/Development Limitations

1. The Site may be devoted only to a residential community containing a maximum of five (5) for-sale single-family attached/detached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation ("NCDOT").

2. As depicted on the rezoning plan, the site will be served by private driveways, and minor adjustment to the location of the driveway shall be allowed during the construction permitting process

D. Architectural Standards

1. The maximum height in feet of the single family attached dwelling units to be located on the Site shall be 44 feet.

2. The actual widths of the dwelling units may vary from the widths depicted on the Rezoning Plan.

3. Permitted building materials shall comprise of brick, cedar shake, wood siding, fiber cement siding, stucco, masonry, and or other material approved by the City Planning Director.

4. 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, unless a flat roof architectural style is employed.

5. Permitted slope roof material are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.

E. Streetscape and Landscaping

1. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be installed along the existing public streets abutting the property as generally depicted on the Rezoning Plan.

2. Building setbacks shall be measured from the back of proposed curb as generally depicted on the Rezoning Plan.

F. Open Space

1. Petitioner intends to comply with the 400 SF private open space requirement in Section 9.406 of the Zoning Ordinance if required in the UR-2 zoning district at the time of permitting. Alternatively, the Petitioner may provide 10% useable common open space in lieu of private open space.

G. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

2. The maximum height of any pedestrian scale freestanding light fixture installed on the site, including its base, shall not exceed sixteen (16) feet.

H. Environmental Features

1. Development of the site shall comply with Charlotte Tree Ordinance.

2. Adjustments to the location, size, and type of storm water management systems depicted on the Rezoning Plan may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

I. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Application is approved, all conditions applicable to the use and 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 Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. Throughout these Development Standards, the term "Applicant" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Application is approved.

DEVELOPMENT DATA

PARCEL NUMBER	157-203-12
SITE AREA	0.44 AC +/-
EXT'G ZONING	R-3
PROPOSED ZONING	UR-2 (CD)
EXISTING USE	RESIDENTIAL
PROPOSED USE	5 DU's (ATTACHED AND DETACHED SINGLE FAMILY)
PARKING	AS REQ'D FOR UR-2 ZONING
TREE SAVE	REQ'D: 15% MIN = 2,875 SF (0.07 AC)
SETBACK	14'-0" FROM BOC, OR THE R/W WHICHEVER IS GREATER
REAR YARD	10'-0"
SIDE YARD	5'-0"

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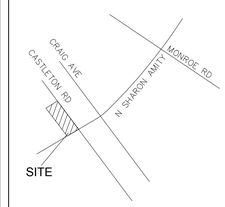
VICINITY MAP



PROJECT
REZONING PLAN

PROJECT NUMBER
19028

DATE
9-10-19

ISSUED FOR
REZONING STAFF REVIEW

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER:
DRAWN BY:
CHECKED BY:

SEAL

SCALE 1" = 10'
0 5' 10' 20'

DRAWING
TECHNICAL DATA SHEET

RZ-1.0

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ORIGINAL SHEET SIZE: 24" X 36"

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