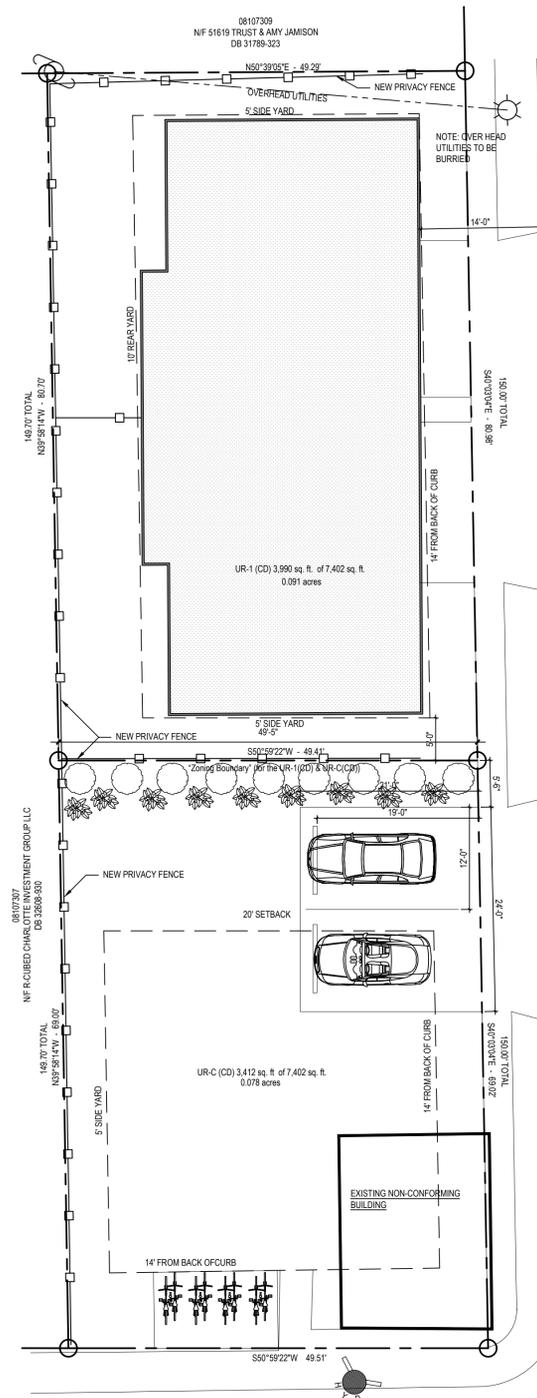


N DAVIDSON STREET  
PUBLIC RIGHT OF WAY

2 EXISTING SITE PLAN  
1" = 10'-0"

E. 19TH STREET  
40' PUBLIC RIGHT OF WAY



N DAVIDSON STREET  
PUBLIC RIGHT OF WAY

1 PROPOSED SITE PLAN  
1" = 10'-0"

NOTE:

CONCRETE		KEY:		WALL TO BE REMOVED
GRAVEL				ITEM TO BE REMOVED
RETAINING WALL				
PAVER SYSTEM				

LEGEND:

BOUNDARY LINE:	
OVERHEAD UTILITIES:	
FENCE (TYPE NOTED):	
UTILITY POLE:	
R/W:	RIGHT OF WAY
E.P.:	EDGE OF PAVEMENT
C.L.:	CENTERLINE

1. **General Provisions**
  - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The City of Charlotte ("Petitioner") to accommodate the existing non-conforming building on the southeastern portion (.091 acre) and the duplex planned for the northwestern portion (.078 acre) of the .17 acre site located at 1521 N Davidson Street, Charlotte, NC 28205, the site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 08107308, to be divided into two parcels.
  - B. This petition proposed to rezone the southeastern portion (.091 acre) from R-8 to UR-C (CD) and the northwestern portion (.078 acre) from R-8 to UR-1 (CD).
  - C. The 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the UR zoning district shall govern the development and use of the Site.
  - D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the locations of the internal drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
  - E. 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 Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
2. **Optional Provisions**
  - A. The following optional provisions shall apply to the development of the Site: The existing non-conforming building near corner of N. Davidson Street and E. 19th Street shall remain on site.
3. **Permitted Uses**
  - A. The Site may be devoted only to multi-use development and to any incidental and accessory uses relating thereto that are allowed in the UR zoning district.
4. **Transportation**
  - A. 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.
  - B. As depicted on the Rezoning Plan, the Site will be served by private drives on N. Davidson and E. 19th Street.
  - C. All transportation improvements will be approved and constructed before the issuance of the first certificate of occupancy for the Site or phased per the Site's development plan.
5. **Architectural Standards**
  - A. The maximum height of the building shall be 40'-0"
6. **Binding Effect of the Rezoning Documents and Definitions**
  - A. If this Rezoning Petition 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - C. 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 Petition is approved.



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Designed Exclusively For:  
**THE ROSE GARDEN**  
1521 N Davidson Street, Charlotte, NC 28205

PROJECT #: 19011  
ISSUED: 20 SEPT 2019  
REVISIONS:

EXISTING & PROPOSED SITE PLAN  
**A-1.0**  
OF: THREE



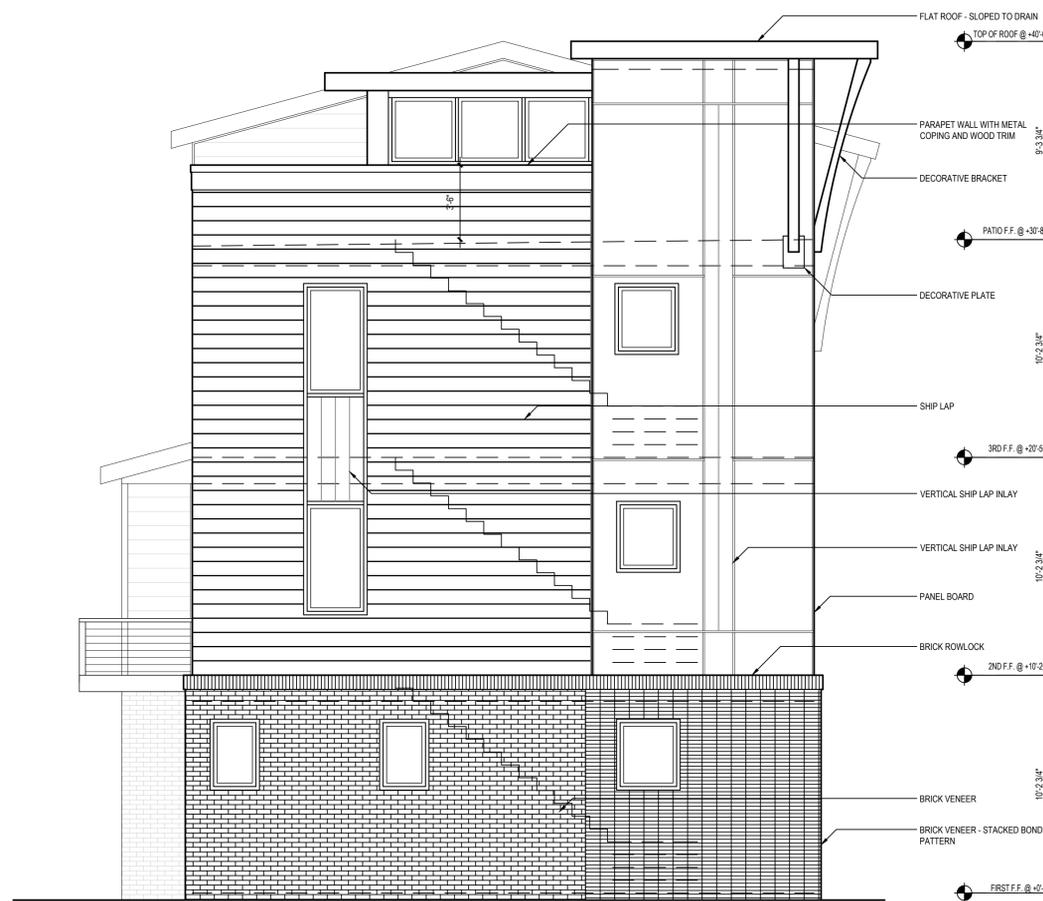
1 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

- NOTE:
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1521 N Davidson Street, Charlotte, NC 28205

PROJECT #: 19011  
ISSUED: 20 SEPT 2019  
REVISIONS:

PROPOSED FRONT  
ELEVATION  
**A-3.0**  
OF THREE



**1** PROPOSED LEFT ELEVATION  
1/4" = 1'-0"

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PROJECT #: 19011  
ISSUED: 20 SEPT 2019  
REVISIONS:

PROPOSED LEFT ELEVATION

**A-3.3**  
OF THREE