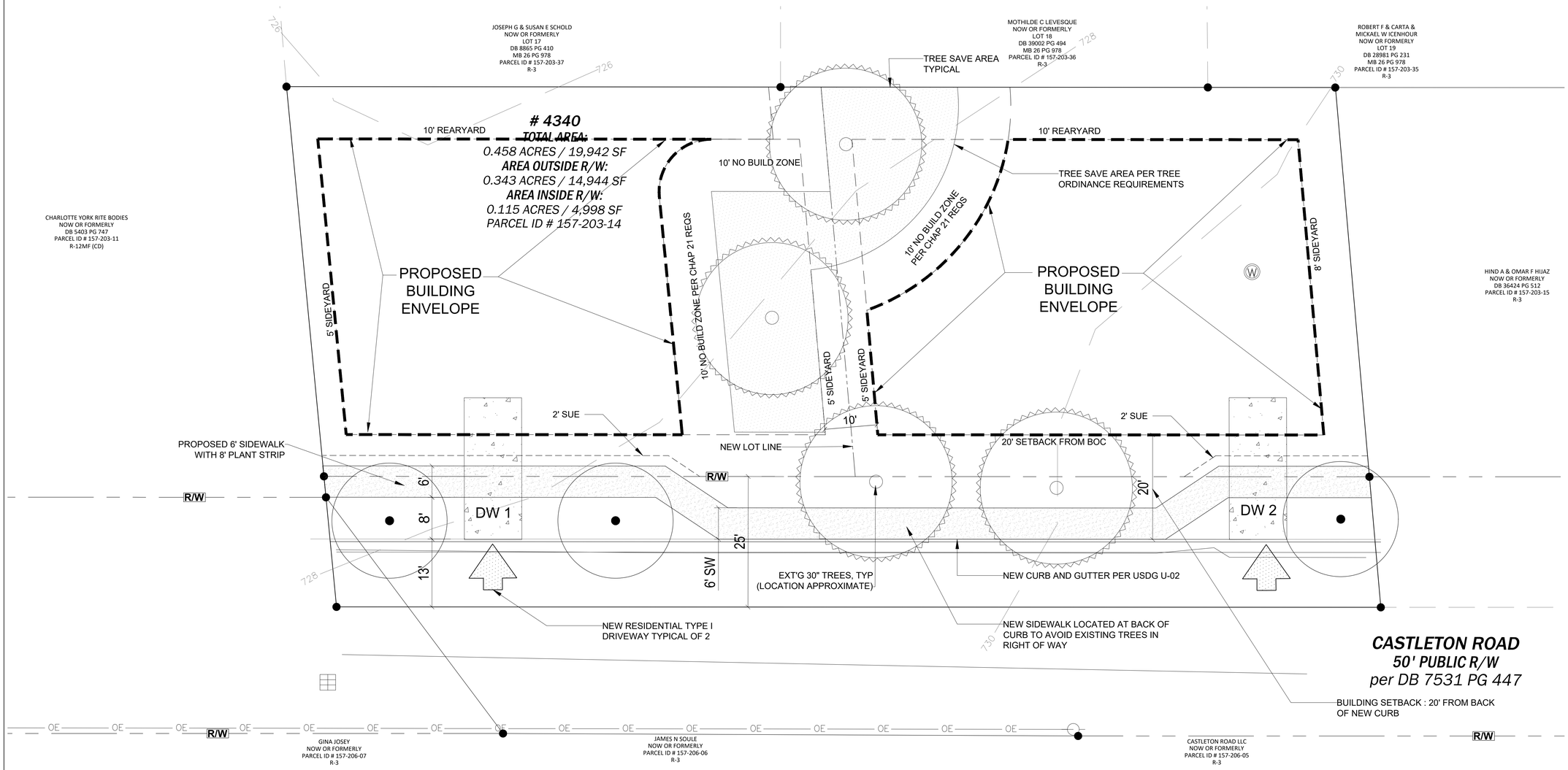

NOTES:

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Anne Mosted (the "Applicant") to accommodate the development of a residential community on that approximately 0.343 acre site located 4340 Castleton Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of the entirety of Parcel 157-203-14.

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

The Site may be devoted only to a residential community containing a maximum of two (2) for-sale single-family detached dwelling units and to any incidental and accessory uses relating there to 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 ("CDOT").

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

3. If necessary, the petitioner shall dedicate via fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. Instances where the back of sidewalk location is greater than the rights-of-way, the Petitioner shall provide easements extending 2' from back of sidewalk to the rights-of way.

4. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

5. The petitioner reserves the right to improve/institute on-street parking by widening Castleton Road. In the event that storm water drainage is required as a result of the road widening, the petitioner may elect to forgo street widening and only implement curb and gutter as required by Chapter 19 of the City Code.

D. Architectural Standards

1. The maximum height in feet of the single family detached dwelling units to be located on the site shall be 40 feet.

2. -not used- (removed from development data)

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 and porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

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

6. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade approximately 24 inches where feasible.

7. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

8. Garage doors visible from public or private streets shall minimize the visual impact by providing a architectural recess of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or project elements over the garage door opening.

9. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

10. Dwelling units shall be limited to 2 dwelling units. The individual units shall be varied in architectural treatment.

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 street abutting the property frontage 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 - Petitioner intends to comply with the Zoning Ordinance.

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. The site will comply with PCSO Ordinance. The location, size, and type of storm water management systems (if required) 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.

H. 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	157-203-14
TOTAL AREA	0.343 AC +/- NET (14,944 SF)
EXT'G ZONING	R-3
PROPOSED ZONING	UR-2 (CD)
EXISTING USE	RESIDENTIAL
PROPOSED USE	2 UNITS DETACHED SINGLE FAMILY
BUILDING HEIGHT	40' HT MAX
PARKING	AS REQ'D FOR UR-2 ZONING
TREE SAVE	REQ'D: 10% MIN = 1495 SF (0.034 AC)
SETBACK	AS DEPICTED ON SITE PLAN
REAR YARD	10'-0"
SIDE YARD	5'-0" AND 8' WHERE DEPICTED

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

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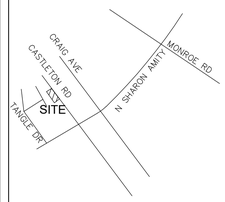
KEY MAP



PROJECT
4340 CASTLETON RD
REZONING PLAN
PET 2022-007

PROJECT NUMBER
21107

DATE
01-04-22

ISSUED FOR
REZONING STAFF REVIEW

REVISIONS

NO.	DATE	DESCRIPTION	BY
	7-11-22	PER STAFF REVIEW	DBS
	8-17-22	REV NOTE H2 PER STAFF	DBS

PROJ. MANAGER:
DRAWN BY:
CHECKED BY:

SEAL

SCALE
AS INDICATED

DRAWING
TECHNICAL DATA SHEET

RZ-1.0

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ORIGINAL SHEET SIZE: 24" X 36"

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