

General Provisions: These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Jayjeet, LLC (the "Petitioner") to accommodate the development of a residential community on an approximate 5.198 acre site located at Sunset Road, which is more particularly depicted on the Rezoning Plan (the "Site").

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 "MUDD" Zoning District shall govern all development taking place on the Site.

Permitted Uses Residential: 1) Uses allowed within the rezoning area shall be limited to residential uses allowable within the MUDD zoning district. Allowable residential uses shall be limited on site as described within the following descriptions and as generally illustrated within the Site Plan.

Non-Residential: Non-residential building(s) shall not exceed 400' in length. The following uses shall not be permitted within the Non-Residential building: Car washes, Drive throughs, Adult Establishments, Dealerships, Service Stations.

Transportation: 1) The placement and configuration of the vehicular access points shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs. 2) Internal vehicular access to the site provided as generally depicted on the Site Plan. Internal alleys shall be constructed in accordance with CLDSM 11.198 and privately maintained.

Fence Wall Standards: 1) Fence standards shall comply with proposed zoning. Chain link fences are not allowed.

Streetscape and Landscaping: 1) The Petitioner shall provide an 8 ft planting strip and a 12 ft multi-use path on Sunset Rd as generally shown on the site plan.

Environmental Features: 1) Petitioner shall comply with the City of Charlotte Tree Ordinance. 2) The Petitioner shall comply with the City of Charlotte Post Construction Ordinance. 3) 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.

(i) Storm Water Quality Treatment: For defined watersheds greater than 10% built-up area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project.

(ii) Volume and Peak Control: For defined watersheds greater than 10% built-up area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.

For commercial projects with greater than 10% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For residential projects with greater than 10% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

Lighting: 1) All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.

Amendments to Rezoning Plan: 1) Future amendments to the Technical Data Sheet 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.

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 or assigns.

SITE DEVELOPMENT TABLE: TAX MAP NUMBER: 03929132, CURRENT ZONING: R-4, PROPOSED ZONING: MUDD(CD), SITE AREA: 5.198 AC, DEED INFORMATION: DB 33476 PG 610, SETBACKS AND YARDS: FRONT: 30', SIDE: 10', REAR: 20', GARAGE SEPARATION REQ. ALONG PRIVATE ALLEY: BETWEEN 5'-7', OR 20' OR GREATER, MAX. NON-RESDENTIAL BUILDING HEIGHT PROVIDED: 35 FT., MINIMUM BUILDING SEPARATION: 10 FT., PROPOSED USE: RETAIL & SINGLE FAMILY ATTACHED TOWNHOMES WITH LAND FOR SALE, PROPOSED UNITS: 24, DENSITY: 4.6 UNITS/ACRE (22 DUA MAX ALLOWED), TREE SAVE REQUIRED: 15%, TREE SAVE PROVIDED: 15%, UTILITIES: ALL UTILITIES WILL BE UNDERGROUND AS REQUIRED BY CURRENT LAND DEVELOPMENT STANDARDS, POST CONSTRUCTION DISTRICT: CENTRAL CATAWBA, FLOOD DATA: ZONE 'X' PER COMMUNITY PANEL 371045-6500K, EFF. 2/9/2014

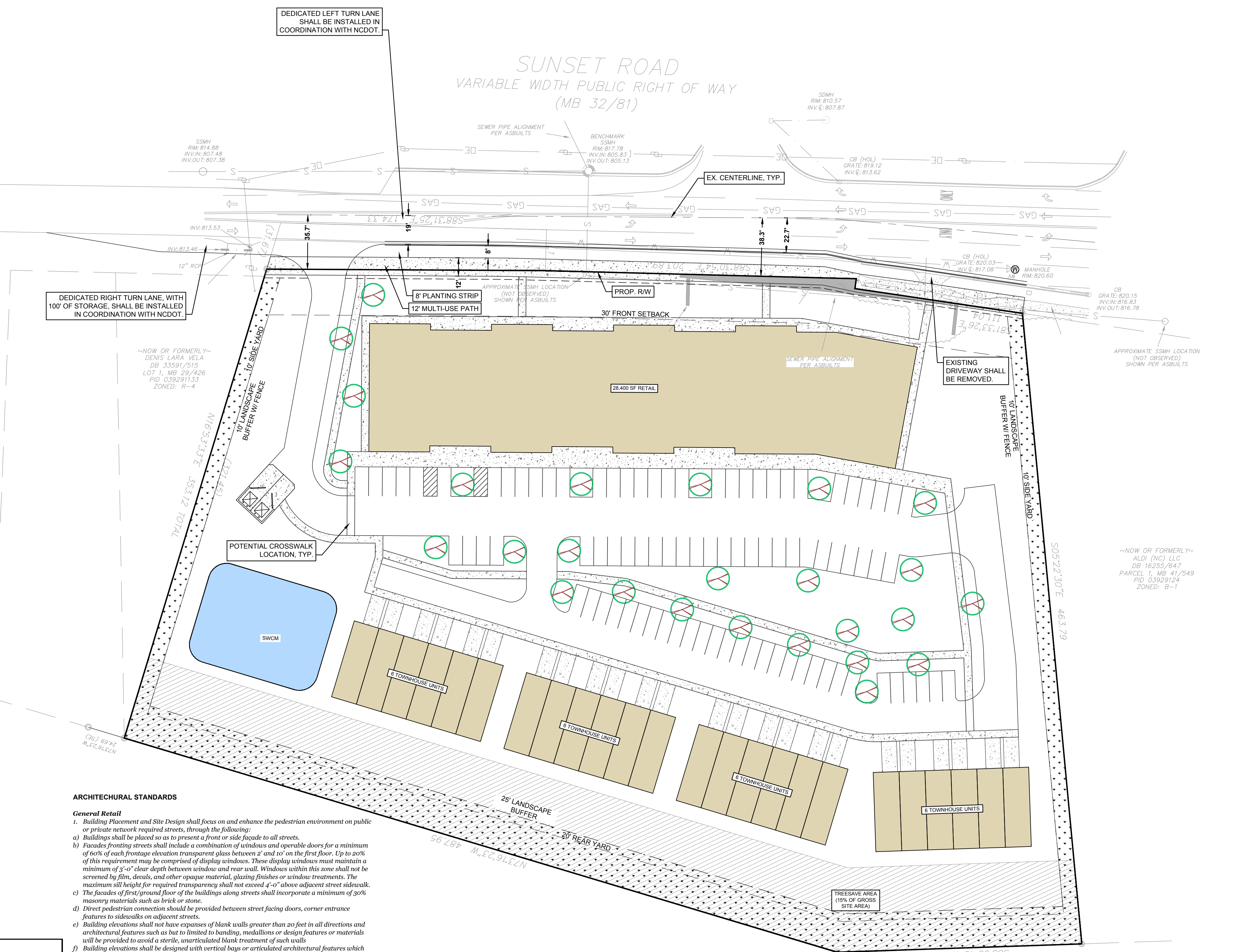
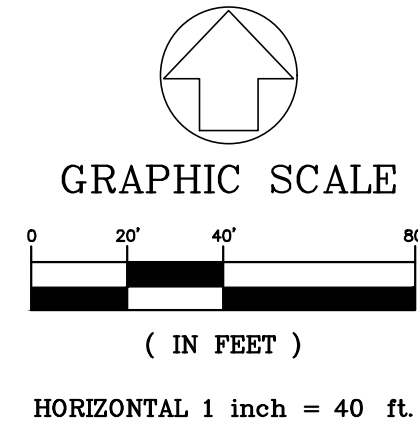
ARCHITECTURAL STANDARDS

General Retail

- 1. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following: a) Buildings shall be placed so as to present a front or side facade to all streets. b) Facades facing streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation... c) The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone. d) Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.

Detached and Attached Single Family Guidelines

- 1. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches. 2. 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. 3. 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, when provided, should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed. 4. All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall exposure to 10 feet on all building levels.



ADDITIONAL NOTES

- 1. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT. 2. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS. 3. REGARDING THE 12' MULTI-USE PATH, THE ENTIRE FACILITY MUST BE OUTSIDE OF THE RIGHT OF WAY AND WITHIN A PUBLIC ACCESS EASEMENT. THE PETITIONER COMMITS TO CONSTRUCTION AND MAINTENANCE OF THE 12-FOOT SIDEWALKS/MULTI-USE PATHS ON SUNSET ROAD.

NOTE: UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY VARY WITHIN BUILDING ENVELOPE.

GATEWAY DESIGN GROUP, PLLC 8516 FOXBRIDGE DR WEDDINGTON, NC 28104 910-840-2661 NC FIRM # P-2147

PRELIMINARY NOT FOR CONSTRUCTION

SUNSET RD Project Address: Sunset Rd., Charlotte, NC

Table with columns for NO., BY, DATE, REVISION, and a grid for tracking changes. Includes PROJECT # 2023-012, DATE: 7/20/2023, DRAWN BY: JB, CHECKED BY: JB, TITLE: REZONING PLAN, SHEET NO.: RZ-1.

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