

1. GENERAL PROVISIONS
 THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY VLASTIMIL DIDIK (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF ONE SINGLE FAMILY DETACHED DWELLING UNIT AND ONE DUPLEX OR TWO TOWNHOME UNITS ON APPROXIMATELY 0.358-ACRES SITE WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 08311127.

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 UR-1(CD) ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

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, STRIPING, SIDEWALKS, DRIVEWAYS AND CURB PLACEMENTS 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.

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 SECTION 6.207 OF THE ORDINANCE.

2. PURPOSE
 A) THE PURPOSE OF THIS ZONING APPLICATION IS TO PROPOSE ONE SINGLE FAMILY DETACHED DWELLING UNIT AND ONE DUPLEX OR TWO TOWNHOME UNITS IN APPROXIMATELY 0.358-ACRES.

B) TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R5 TO UR-1(CD).

4. PERMITTED USES AND DEVELOPMENT

A) ONE DETACHED SINGLE-FAMILY DWELLING UNIT, ONE DUPLEX OR ATTACHED SINGLE-FAMILY UNIT

5. TRANSPORTATION

A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

B) AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY PUBLIC STREETS.

C) AS DEPICTED ON THE REZONING PLAN, PETITIONER WILL COMMIT TO CONSTRUCT A FENCE BETWEEN THE TWO ADJACENT LOTS, FULFILLING THE SPECIFICATIONS REQUIRED.

D) ROAD IMPROVEMENTS ALONG PICKNEY AVE WILL BE GENERALLY DEPICTED ON THE REZONING PLAN. FINAL DESIGN AND CONFIGURATION IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

E) DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED. CDOT REQUESTS RIGHTS-OF-WAY SET AT Z BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

F) ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED IS NEEDED.

6. OPEN SPACE, STREETScape AND LANDSCAPING

A) THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE AND POST CONSTRUCTION STORMWATER ORDINANCE.

7. LIGHTING

A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

B) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE, EXCLUDING STREET LIGHTS LOCATED ALONG PUBLIC STREETS, SHALL BE 25 FEET.

8. AMENDMENTS TO REZONING PLAN

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.

FURTHER ALTERATIONS OR MODIFICATIONS TO THIS REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE TECHNICAL DATA SHEET 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.

9. ENVIRONMENTAL FEATURES

A) DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

B) DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

B) IF THIS REZONING PLAN 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.

C) 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.

CHARLOTTE WATER NOTES

SUMMARY: WATER AND SEWER IS ACCESSIBLE FOR THIS REZONING BOUNDARY.

CHARLOTTE WATER HAS ACCESSIBLE WATER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 24-INCH WATER DISTRIBUTION MAIN LOCATED ALONG MATHESON AVE.

CHARLOTTE WATER HAS ACCESSIBLE SANITARY SEWER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 8-INCH GRAVITY SEWER MAIN LOCATED ALONG MATHESON AVE.

DEVELOPMENT IS ENCOURAGED TO CONTACT INSTALLATION DEVELOPMENT SERVICES AT (704) 336-5499 TO REVIEW SERVICE CONNECTION DESIGN REQUIREMENTS AND CITY ORDINANCES (E.G., BACKFLOW, SEPARATE METER ORDINANCE, PUBLIC/PRIVATE PIPELINE EXTENSIONS). COMMENTS: HAS DIRECT ACCESS TO SEWER, HAS DIRECT ACCESS TO WATER. CONTACT CLT WATER NEW SERVICES DEPARTMENT FOR WATER/SEWER SERVICES.

RESERVATION OF SANITARY SEWER SYSTEM CAPACITY THROUGH THE CHARLOTTE WATER'S CAPACITY ASSURANCE PROGRAM IS THE RESPONSIBILITY OF THE CUSTOMER/DEVELOPMENT. CONTACT THE NEW SERVICES GROUP AT (704) 432-2854 FOR FURTHER INFORMATION ON RESERVING CAPACITY UP TO 24 MONTHS.

STORMWATER NOTES:

(i) STORM WATER QUALITY TREATMENT
 FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON 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. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

(ii) VOLUME AND PEAK CONTROL
 FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON 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 24% 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 24% 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.

STAFF IS AVAILABLE TO DISCUSS MITIGATION OPTIONS PRIOR TO THE REZONING PLAN APPROVAL SHOULD THE PROJECT HAVE PRACTICAL CONSTRAINTS THAT PRECLUDE PROVIDING THE ABOVE REFERENCED STORMWATER MANAGEMENT.

CONDITIONAL NOTES:

- THE PETITIONER COMMIT TO DEDICATE 40' OF RIGHT OF WAY ALONG MATHESON AVENUE FROM THE ROAD CENTERLINE.
- THE PETITIONER COMMIT TO CONSTRUCT 8' PLANTING STRIP AND 6' SIDEWALK ON MATHSON AVE AND PICKNEY AVENUE PER CHAPTER 19.
- PROPOSED INTERSECTION AND FRONTAGE IMPROVEMENTS OF MATHESON AVE ROAD CONVERSION PROJECT THAT IS BEING DONE BY THE CITY'S CIP PROJECT. THE PROJECT SCOPE INCLUDES CONVERTING MATHESON AVENUE FROM 4 LANES TO 2 LANES, CONSTRUCT RAISED 2 WAY CYCLE TRACK ON SOUTH SIDE OF MATHESON AVE. THESE IMPROVEMENTS TO BE COORDINATED WITH GENERAL SERVICES AND CDOT DURING PERMITTING PROCESS. THE PETITIONER SHOULD COORDINATE THESE IMPROVEMENTS WITH GENERAL SERVICES AND CDOT DURING THE PERMITTING PROCESS.

SITE DATA TABLE	
LOCATION:	800 MATHESON AV CHARLOTTE NC 28205
EXISTING ZONING:	R-5
PROPOSED ZONING:	UR-1-CD
OWNER:	VLASTIMIL DIDIK
	13702 HOLTGATE HILL DR
	CHARLOTTE NC 28227
PURPOSE:	ONE SINGLE FAMILY DETACHED DWELLING UNIT AND ONE DUPLEX OR TWO TOWNHOME UNITS
MAX BUILDING HEIGHT:	40'
PARKING REQUIRED:	DWELLINGS DETACHED: 2 SPACES PER UNIT DWELLINGS DUPLEX: 2 SPACES PER UNIT
PARKING PROVIDED:	(1) DWELLING DETACHED: 2 SPACES (1) DWELLING DUPLEX: 2 SPACES
EXISTING STREET SETBACK:	14'
EXISTING SIDE SETBACK:	5'
EXISTING REAR SETBACK:	10'
FEMA MAP #:	371045400K
FEMA EFFECTIVE DATE:	02/19/2014
SOIL TYPES:	Cub
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	

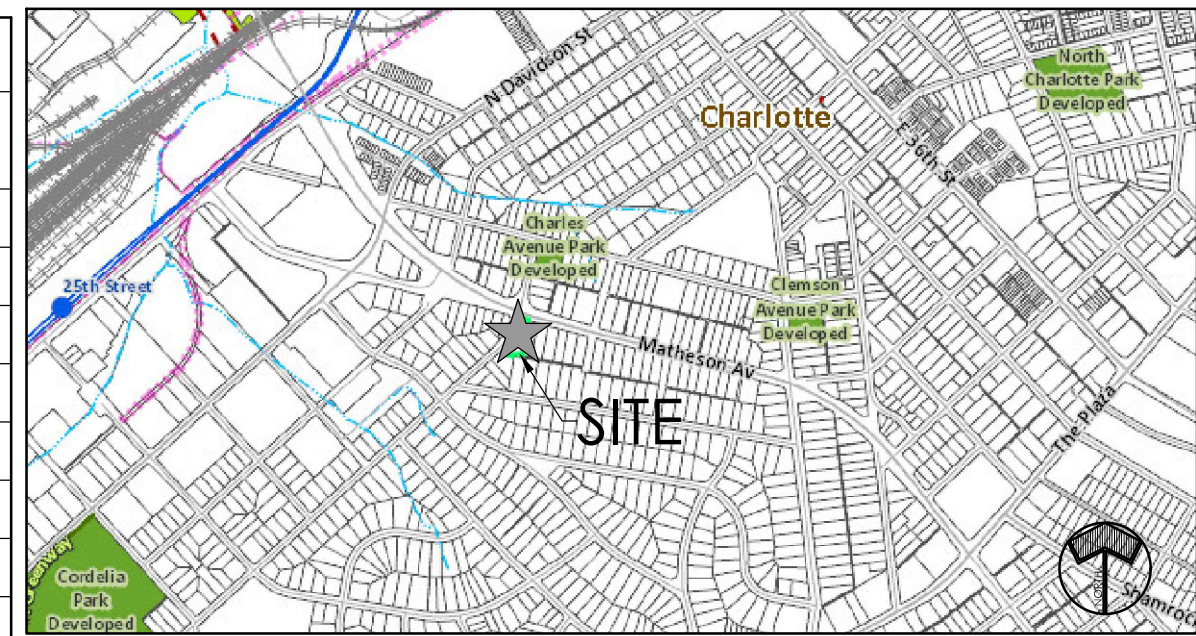
NOTE:
 LAND USE POLICY:
 THE CHARLOTTE FUTURE 2040 POLICY MAP RECOMMENDS THE NEIGHBORHOOD 1 PLACE TYPE FOR THIS SITE.

NOTE:
 HEIGHT OF PROPOSED STRUCTURES:
 TOTAL HEIGHT FROM GROUND TO TOP OF THE ROOF SHOULD BE 28'. FROM GROUND TO SOFFIT SHOULD BE 21'.

NOTES:

- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN
- SIGHT LIGHTING BY OTHERS
- SIGN PERMITTING BY OTHERS
- THE DEVELOPER OR HIS DESIGNER IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT
- BUILDING FOOTPRINT FOR REFERENCE ONLY. SEE ARCHITECT'S PLANS FOR BUILDING DIMENSIONS AND STAKING. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL PARCEL AREA	15,595 SF	0.36 AC	100 %
EXISTING GARAGE	729 SF	0.02 AC	4.67 %
EXISTING CONCRETE	1,095 SF	0.03 AC	7.02 %
APPROX. TOTAL IMPERVIOUS	2,824 SF	0.06 AC	18.11 %
IMPERVIOUS TO BE REMOVED	995 SF	0.02 AC	6.38 %
PROPOSED UNITS	4,991 SF	0.11 AC	32.00 %
MISC. SIDEWALKS & CONCRETE	893 SF	0.02 AC	5.73 %
TOTAL IMPERVIOUS	7,713 SF	0.18 AC	49.46 %
TOTAL PERVIOUS	7,882 SF	0.18 AC	50.54 %

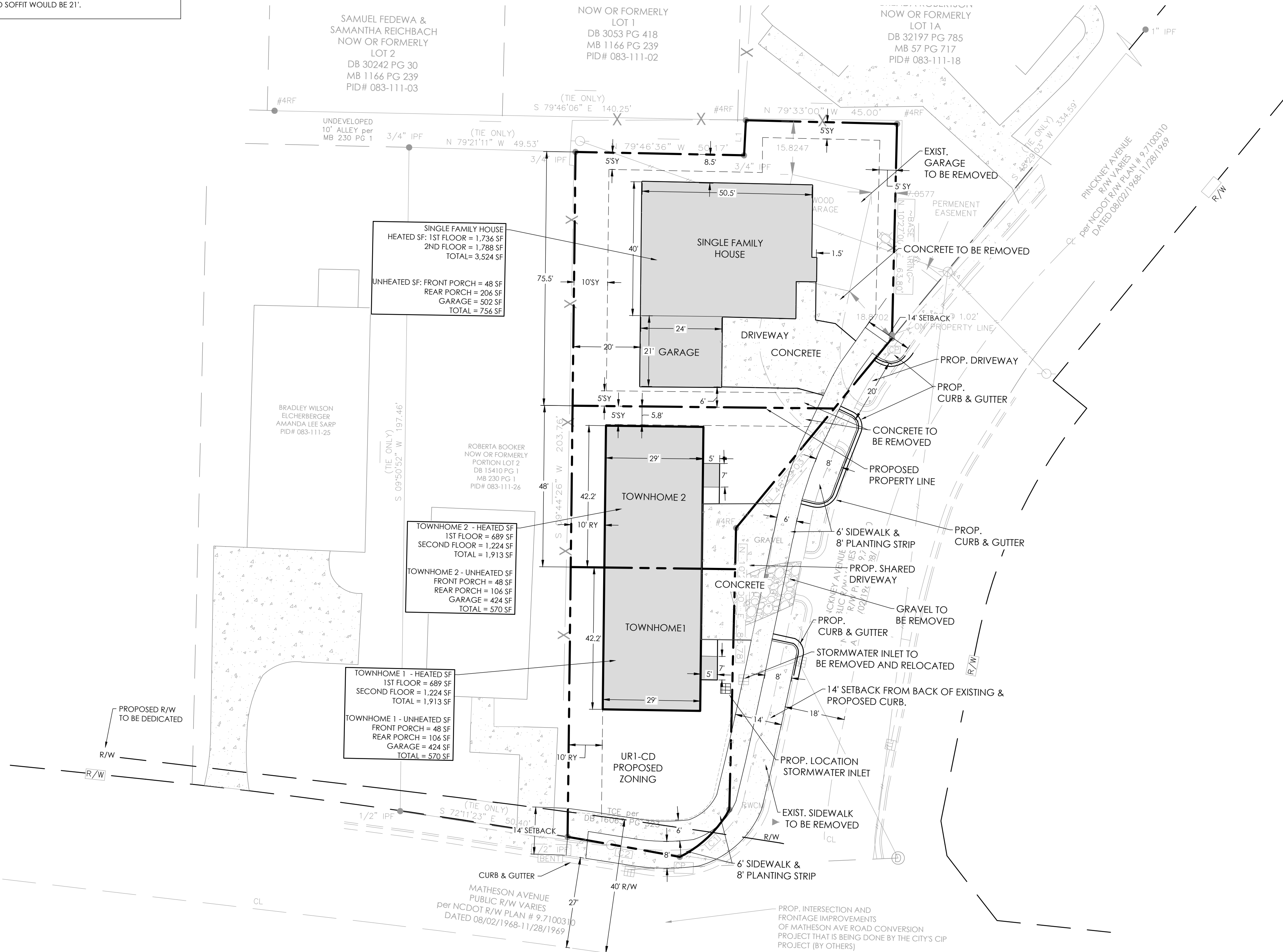


VICINITY MAP
 SCALE: N.T.S.

ARCHITECTURAL STANDARDS:

DETACHED AND ATTACHED SINGLE-FAMILY GUIDELINES

- 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.
- 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.
- USABLE PORCHES AND STOODS 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. STOODS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED.
- 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 EXPANSION TO 10 FEET ON ALL BUILDING LEVELS.
- GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5 UNIT BUILDINGS ARE ADJACENT.



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



800 MATHESON AVE - REZONING
 PARCEL ID 0811127
 800 MATHESON AV CHARLOTTE NC 28205
 SITE PLAN - REZONING 2022-030

REVISIONS:
 CLT COMMENTS 08/01/2022
 CLT COMMENTS 09/22/2022

C03 - SITE PLAN-REZONING.DWG
 PROJECT NUMBER: 221099
 DATE: 02/18/2022 DRAWN BY: MFG
 REZONE
 SHEET OF