

I. GENERAL PROVISIONS
1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SAUSSY BURBANK, LLC (THE PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 0.12 ACRES SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF KELLY STREET AND DALLAS AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRSED OF TAX PARCEL NUMBERS 161-101-08 AND 161-101-09.
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. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.007 OF THE ORDINANCE.

II. PERMITTED USES
THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF SIX (6) FOR SALE SINGLE-FAMILY RESIDENTIAL UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

III. TRANSPORTATION
A. RIGHT OF WAY ALONG DALLAS AVE. AND KELLY ST. SHALL BE DEDICATED TO 2 FEET BEHIND THE PROPOSED SIDEWALK PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
B. RECEIVING RAMPS SHALL BE INSTALLED ACROSS FROM SITE ON KELLY ST. AND DALLAS AVE. LOCATIONS TO BE COORDINATED WITH SITE INSPECTOR TO AVOID CONFLICT WITH EXISTING DRIVEWAYS AND DRAINAGE STRUCTURES.
C. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

IV. ARCHITECTURAL STANDARDS
A. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL COMPRISE OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT (HARDIPLANK) AND/OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
B. PROHIBITED EXTERIOR BUILDING MATERIALS:
1. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
2. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
C. 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.
D. THE PETITIONER WILL MINIMIZE THE VISUAL IMPACT OF GARAGE DOORS VISIBLE FROM STREETS BY PROVIDING A 12 TO 24 INCH SETBACK FROM THE FRONT WALL PLANE AND ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

V. STREETSCAPE AND LANDSCAPING
1. THE PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGES ON DALLAS AVENUE AND KELLY STREET.
2. PETITIONER SHALL PROVIDE A MINIMUM SETBACK OF AT LEAST TWENTY-ONE (21) FEET FROM THE EXISTING BACK OF CURB OF KELLY STREET. STOOBS AND STAIRS MAY ENCRORACH FOUR (4) FEET INTO THE SETBACK AS A "TRANSITION ZONE".
3. PETITIONER SHALL PROVIDE A MINIMUM SETBACK OF AT LEAST FORTY-FIVE (45) FEET FROM THE EXISTING BACK OF CURB OF DALLAS AVENUE.

VI. ENVIRONMENT
THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE AND TREE ORDINANCE.

VII. LIGHTING
THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.

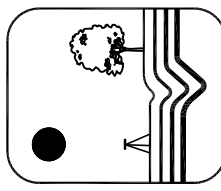
VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

'TECHNICAL DATA SHEET' REZONING PETITION # 2018-008

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Revisions:
1. 9/5/18 REVISED PER CITY REVIEW COMMENTS

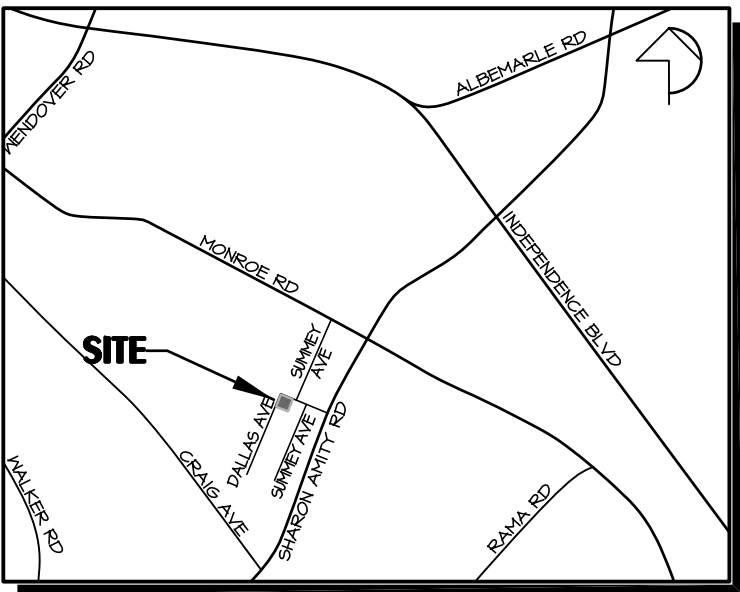
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Public Hearing Map for Rezoning Petition #2018-008

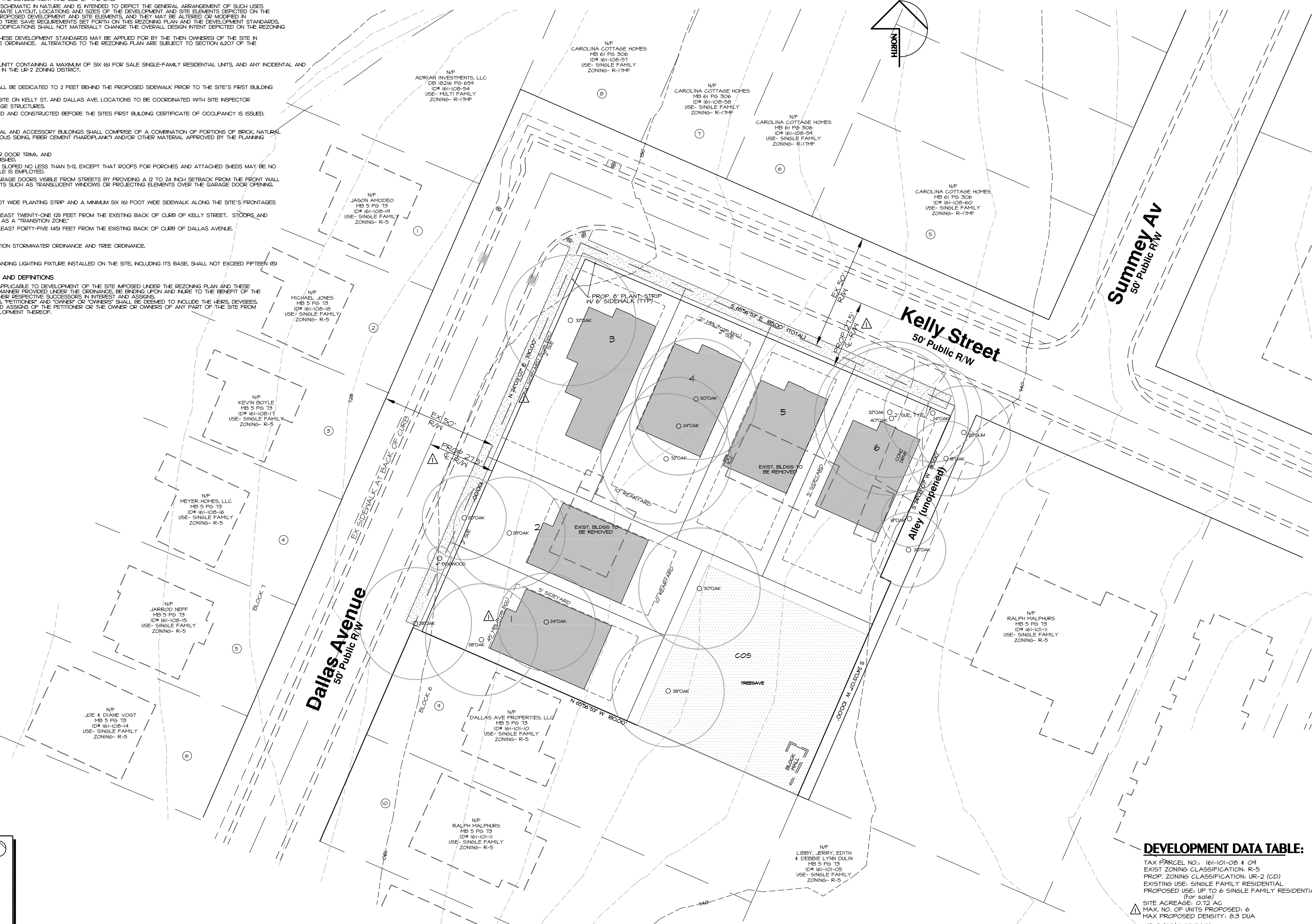
COTTAGES AT OAKHURST

City of Charlotte, Mecklenburg County, North Carolina
Saussey Burbank, LLC

Sheet No. 1 of 1



VICINITY MAP NTS



DEVELOPMENT DATA TABLE:

TAX PARCEL NO.: 161-101-08 & 09
EXIST ZONING CLASSIFICATION: R-5
PROP. ZONING CLASSIFICATION: UR-2 (CD)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: UP TO 6 SINGLE FAMILY RESIDENTIAL (for sale)
SITE ACREAGE: 0.12 AC
MAX. NO. OF UNITS PROPOSED: 6
MAX PROPOSED DENSITY: 0.3 DUA
UR-2 (CD) LOT DATA:
MIN. LOT SIZE = 3,000 SF
MIN. LOT WIDTH = 40'
MIN. SETBACK = SEE SEC V STREETSCAPE AND LANDSCAPING
MIN. 20' GARAGE SETBACK FROM BACK OF WALK
MIN. SIDE YARD = 5'
MIN. REAR YARD = 10'
MAX. FAR = 1
MAX. BUILDING HEIGHT = FORTY (40) FEET; 2 STORIES
PARKING: SHALL SATISFY OR EXCEED UR-2 MINIMUM REQUIREMENTS