

ACREAGE: +/- .56 AC  
TAX PARCEL: 163-082-27, 163-082-28  
EXISTING ZONING: R-3  
PROPOSED ZONING: UR-1(CD)  
EXISTING USES: VACANT  
PROPOSED USES: SINGLE-FAMILY DETACHED  
MAX DENSITY: UP TO (4) DWELLING UNITS

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 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS.

ACCESSORY STRUCTURES WILL NOT BE ALLOWED IN THE ESTABLISHED SETBACK ALONG N. SHARON AMITY ROAD.

TRANSPORTATION:

1. SITE COMMITS TO CONSTRUCTING SIDEWALK IMPROVEMENTS, WHICH INCLUDE AN 8' LANDSCAPE STRIP AND 6' SIDEWALK PROVIDED ALONG EMORY LANE AND A 16' LANDSCAPE STRIP AND 6' SIDEWALK PROVIDED ALONG NORTH SHARON AMITY ROAD.
2. SITE COMMITS TO CONSTRUCT ACCESSIBLE RAMPS ON THE SITE'S SIDE OF THE INTERSECTION AT EMORY LANE AND N. SHARON AMITY ROAD.
3. WHERE NECESSARY, PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
4. THE PETITIONER SHALL DEDICATE IN FEE SIMPLE CONVEYANCE ALL RIGHTS OF WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
5. ALL TRANSPORTATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
6. THE PETITIONER SHALL DEDICATE RIGHT-OF-WAY 50' FROM CENTERLINE ALONG NORTH SHARON AMITY ROAD PRIOR TO FINAL CERTIFICATE OF OCCUPANCY PER SITE'S DEVELOPMENT PLAN.

1. THE PRINCIPAL BUILDINGS USED FOR RESIDENTIAL USES CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: BRICK, CONCRETE, STONE, SIMULATED STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARD-PLANK), EIFS, OR WOOD.
2. PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPENSE TO 20 FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, AND/OR ARCHITECTURAL DETAILING.
3. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
4. UNITS FRONTING EMORY LANE SHALL BE ORIENTED TOWARD THE STREET.
5. PETITIONER WILL COMPLY WITH THE PRIVATE OPEN SPACE REQUIREMENT IN SECTION 9.406 OF THE ORDINANCE FOR REZONING OF THE UR-1 ZONING DISTRICT AT THE TIME OF PERMITTING THROUGH CITY OF CHARLOTTE LAND DEVELOPMENT.

2. REQUIRED TREE SAVE ON SITE CAN BE SATISFIED WITH A COMBINATION OF TREE PRESERVATION AREAS AND NEW TREE PLANTINGS.

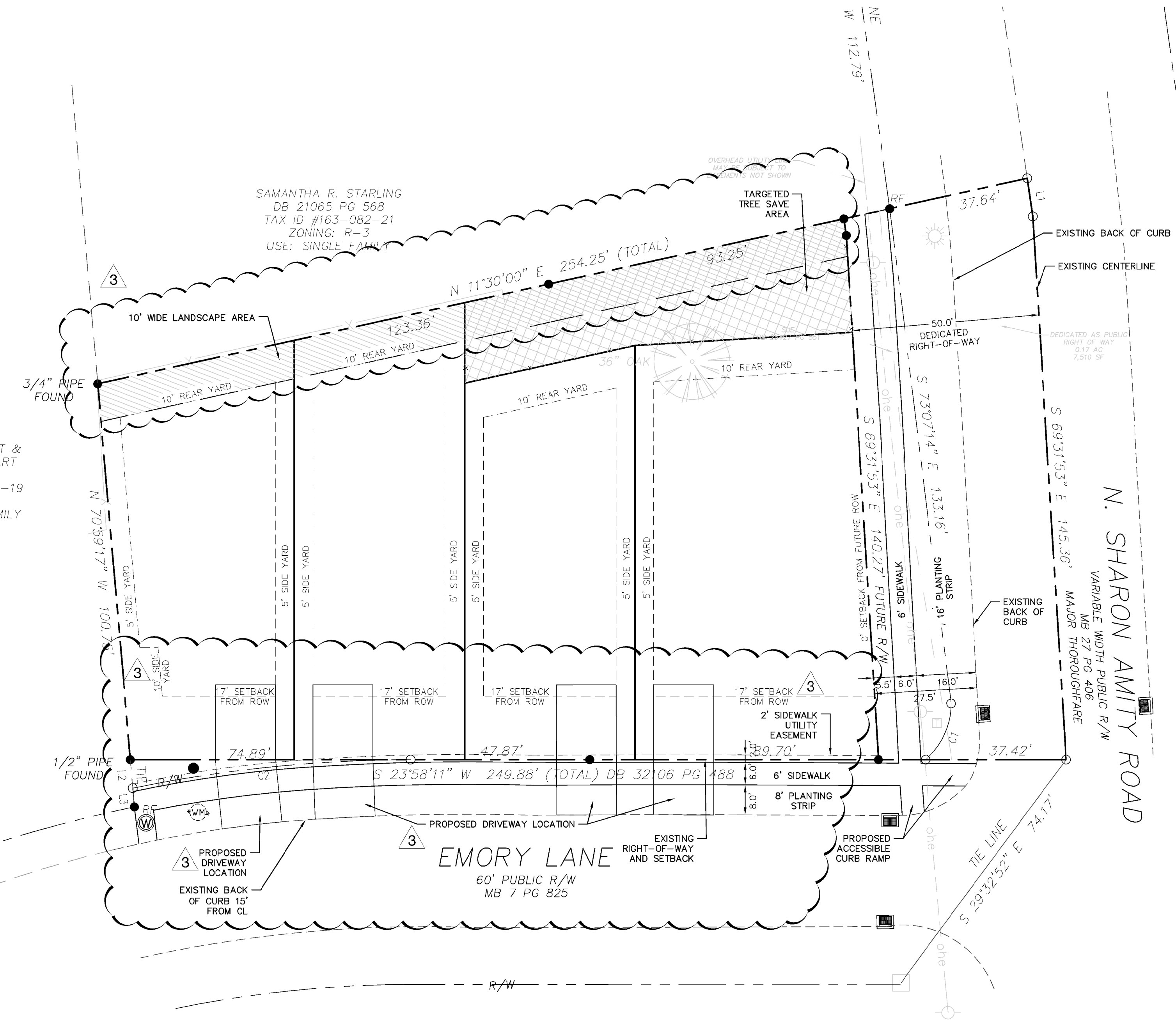
1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.
2. AS NEEDED, THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

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.

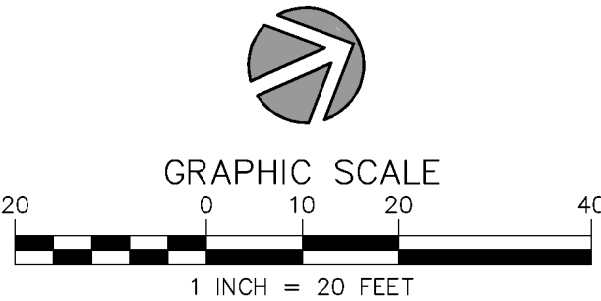
FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED TECHNICAL DATA SHEET OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.20(7)(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

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 AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



# REZONING PETITION #2018-152



Group, LLC

# Rezoning Site Plan

| NO. | DATE     | BY  | REVISIONS:                       |
|-----|----------|-----|----------------------------------|
| 1   | 01-14-19 | UDP | PER CITY & NEIGHBORHOOD COMMENTS |
| 2   | 03-11-19 | UDP | PER CITY & NEIGHBORHOOD COMMENTS |
| 3   | 04-22-19 | UDP | PER CITY & NEIGHBORHOOD COMMENTS |
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Project No: 18-160  
Date: 11.26.2018  
Designed by: UDP  
Drawn By: UDP  
Sheet No:

# RZ-1.0