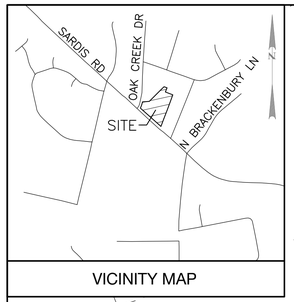

VICINITY MAP

REZONING PETITION #2018-167

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

SITE DEVELOPMENT DATA:

ACREAGE:	**+/- 1.74 AC**
TAX PARCEL:	**213-114-12**
EXISTING ZONING:	**R-3**
PROPOSED ZONING:	**R-8MF(CD)**
EXISTING USES:	**SINGLE FAMILY DETACHED**
PROPOSED USES:	**SINGLE FAMILY ATTACHED**
MAX DENSITY:	**UP TO (12) DWELLING UNITS (APPROXIMATELY 6.9 DUA)**

GENERAL PROVISIONS:

THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY VERDE HOMES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL TOWNHOME COMMUNITY ON AN APPROXIMATE 1.74 ACRE SITE LOCATED ON SARDIS ROAD, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 213-114-12.

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 R-8MF 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.

PERMITTED USES AND MAXIMUM DEVELOPMENT:

THE SITE MAY BE DEVELOPED WITH UP TO 12 SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES), TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATED THERETO THAT ARE ALLOWED IN THE R-8MF ZONING DISTRICT. COVENANTS SHALL BE PLACED ON THE PROPOSED RESIDENTIAL UNITS THAT SPECIFY THE AGE RESTRICTED NATURE OF THE PROPOSED COMMUNITY. A SINGLE PERSON, OR AT LEAST ONE PERSON IN JOINT OWNERSHIP, OF AGE FIFTY-FIVE (55) AND UP SHALL BE QUALIFIED TO HOLD OWNERSHIP OF A RESIDENTIAL UNIT.

TRANSPORTATION:

1. 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.
2. AS DEPICTED ON THE SITE PLAN, THE SITE WILL BE SERVED BY A MINIMUM 20' WIDE BACK OF CURB TO BACK OF CURB RESIDENTIAL TWO-WAY ALLEY.
3. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ALONG PRIVATE ALLEYS AS ILLUSTRATED ON THE SITE PLAN. PUBLIC SIDEWALK IMPROVEMENTS SHALL INCLUDE 8' LANDSCAPE STRIP AND 8' SIDEWALK ADJACENT OAK CREEK DRIVE AND 16' LANDSCAPE STRIP AND 8' SIDEWALK ALONG THE SARDIS ROAD RIGHT OF WAY AS GENERALLY DEPICTED ON THE SITE PLAN.
4. WHERE NECESSARY, PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY MEASURED 50' FROM THE CENTERLINE OF SARDIS ROAD TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN. RIGHT OF WAY SHALL BE PROVIDED A MINIMUM OF 2' BACK OF PROPOSED SIDEWALK ALONG SARDIS ROAD.
5. 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.
6. THE PETITIONER AGREES TO PROVIDE TWO (2) ACCESSIBLE SIDEWALK RAMPS AT THE INTERSECTION OF OAK CREEK DRIVE AND SARDIS ROAD.
7. ALL TRANSPORTATION IMPROVEMENTS (SIDEWALK AND ACCESSIBLE RAMPS) WITHIN THE PUBLIC RIGHT OF WAY SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ARCHITECTURAL STANDARDS:

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: GLASS, BRICK, STONE, SIMULATED STONE, PRE-CAST STONE, PRE-CAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), EIFS, OR WOOD.
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.
3. PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 20 FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
4. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
5. TOWNHOUSE BUILDINGS WILL BE LIMITED TO FIVE (5) INDIVIDUAL UNITS OR FEWER.
6. FAÇADE ARTICULATION OR VARIATION WILL BE UTILIZED TO DIFFERENTIATE TOWNHOME UNITS WITHIN EACH BUILDING. ALL FRONT FACADES WILL VARY WITH ACCENT SIDING BOTH HORIZONTALLY AND VERTICALLY.
7. UNITS FRONTING SARDIS ROAD SHALL BE ORIENTED TOWARD THE STREET.
8. PETITIONER WILL COMPLY WITH THE PRIVATE OPEN SPACE REQUIREMENT IN SECTION 9.406 OF THE ORDINANCE IF REQUIRED IN THE R-8MF ZONING DISTRICT AT THE TIME OF PERMITTING THROUGH CITY OF CHARLOTTE LAND DEVELOPMENT.
9. ARCHITECTURAL ELEVATIONS FRONTING ON SARDIS ROAD SHALL BE LIMITED TO TWO (2) STORIES. BUILDING HEIGHT ON SITE SHALL BE LIMITED TO 40'.

STREETSCAPE AND LANDSCAPING:

1. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE SUBLOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.
2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
3. REQUIRED TREE SAVE ON SITE CAN BE SATISFIED WITH A COMBINATION OF TREE PRESERVATION AREAS AND NEW TREE PLANTINGS.
4. THE SITE IS LOCATED WITHIN A PLANNING WEDGE. THE MINIMUM REQUIRED 15% TREE SAVE AREA IS GENERALLY NOTED AND LOCATED ON THE SITE PLAN. TREE SAVE AREA SHALL BE A MINIMUM OF 30' IN WIDTH.

ENVIRONMENTAL FEATURES:

1. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION ORDINANCE.
2. THE LOCATION, SIZE, AND TYPE OF STORMWATER 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. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
3. FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS TO LORRAINE DRIVE. IF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.
4. THIS PARCEL CONTAINS A PERMANENT DRAINAGE EASEMENT ON SITE AS RECORDED IN THE REGISTER OF DEEDS BOOK 6756 PAGES 685-688. THERE ARE ALSO PERMANENT DRAINAGE AND OTHER EASEMENTS ON THIS SITE AS RECORDED IN BOOK 16799 PAGES 977-996. NO BUILDINGS OR STRUCTURES ARE PERMITTED OVER AND ACROSS DRAINAGE EASEMENTS.
5. AN INVESTIGATION OF POTENTIAL STREAM AND WETLANDS SHALL BE CONDUCTED ON SITE PRIOR TO SUBMITTAL OF LAND DEVELOPMENT DOCUMENTS TO THE CITY OF CHARLOTTE LAND DEVELOPMENT OFFICE.

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 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 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

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

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REZONING PLAN
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
01	02.11.19	UDP	PER CITY COMMENTS
02	03.22.19	UDP	PER CITY COMMENTS

Project No: 18-143
Date: 12.14.2018
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0