

- Amity Road at Castleton Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of the entirety of Parcel 157-203-12.
- 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. 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 the Ordinance. Alterations to the Rezoning Plan are subject to the Ordinance.
- B. Permitted Uses/Development Limitations
 - The Site may be devoted only to a residential community containing a maximum of five (5) for-sale single-family attached or detached dwelling units and to any incidental and accessory uses relating there to that are allowed in the UR-2 zoning district.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation ("NCDOT").

- Instances where the back of sidewalk location is greater than the rights-of-way, the Petitioner shall provide easements extending 2' from back of sidewalk to proposed rights-of way.
- 4. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- D. Architectural Standards
- 1. The maximum height in feet of the single family attached dwelling units to be located on the site shall be 40 feet.
- 2. The actual widths of the dwelling units may vary from the widths depicted on the Rezoning plan.
- 3. Permitted building materials shall comprise of brick, cedar shake, wood siding, fiber cement siding, stucco, masonry, and or other material approved by the City Planning Director.
- 4. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs and porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- 5. Permitted slope roof materials are asphalt shingles, composition shingles, wood shingles, tin, standing seam metal, and wood shakes.
- 6. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches where feasible.
- 7. 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 shall be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

- 9. Garage doors visible from public or private streets shall minimize the visual impact by providing a architectural recess of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or project elements over the garage door opening.
- 10. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- 11. Townhouse buildings fronting public or private network required streets shall be limited to 5 individual units or fewer. The number of individual units per building shall be varied in architectural treatment if multiple 5-unit builds are abutting the building.
- 1. A minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk shall be installed along the existing public streets abutting the property frontage as generally depicted on the Rezoning Plan.
- 2. Building setbacks shall be measured from the back of proposed curb as generally depicted on the Rezoning Plan.
- Petitioner shall provide a visual screen utilizing evergreen landscaping along the southerly boundary including 6' ht opaque fence. Fence shall be constructed from pressure treated wood, brick, vinyl, or other durable material. Chain link fencing shall not be permitted.
- **F. Open Space** Petitioner intends to comply with the Zoning Ordinance. G. Lighting

E. Streetscape and Landscaping

- installed on the site, including its base, shall not exceed sixteen (16) feet.
- H. Environmental Features
- 1. Development of the site shall comply with Charlotte Tree Ordinance. 2. 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. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Binding Effect of the Rezoning Documents and Definitions
- 1. If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Applicant" shall be 2. deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- 3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Application is approved.

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master planning . civil engineering

urban design . landscape architecture

420 hawthorne In . charlotte, nc 28204

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CLIENT / OWNER

EXT'G ZONING PROPOSED ZONING EXISTING USE PROPOSED USE

PARKING TREE SAVE SETBACK REAR YARD SIDE YARD R-3 UR-2 (CD) RESIDENTIAL 5 DU's (ATTACHED AND DETACHED SINGLE FAMILY)

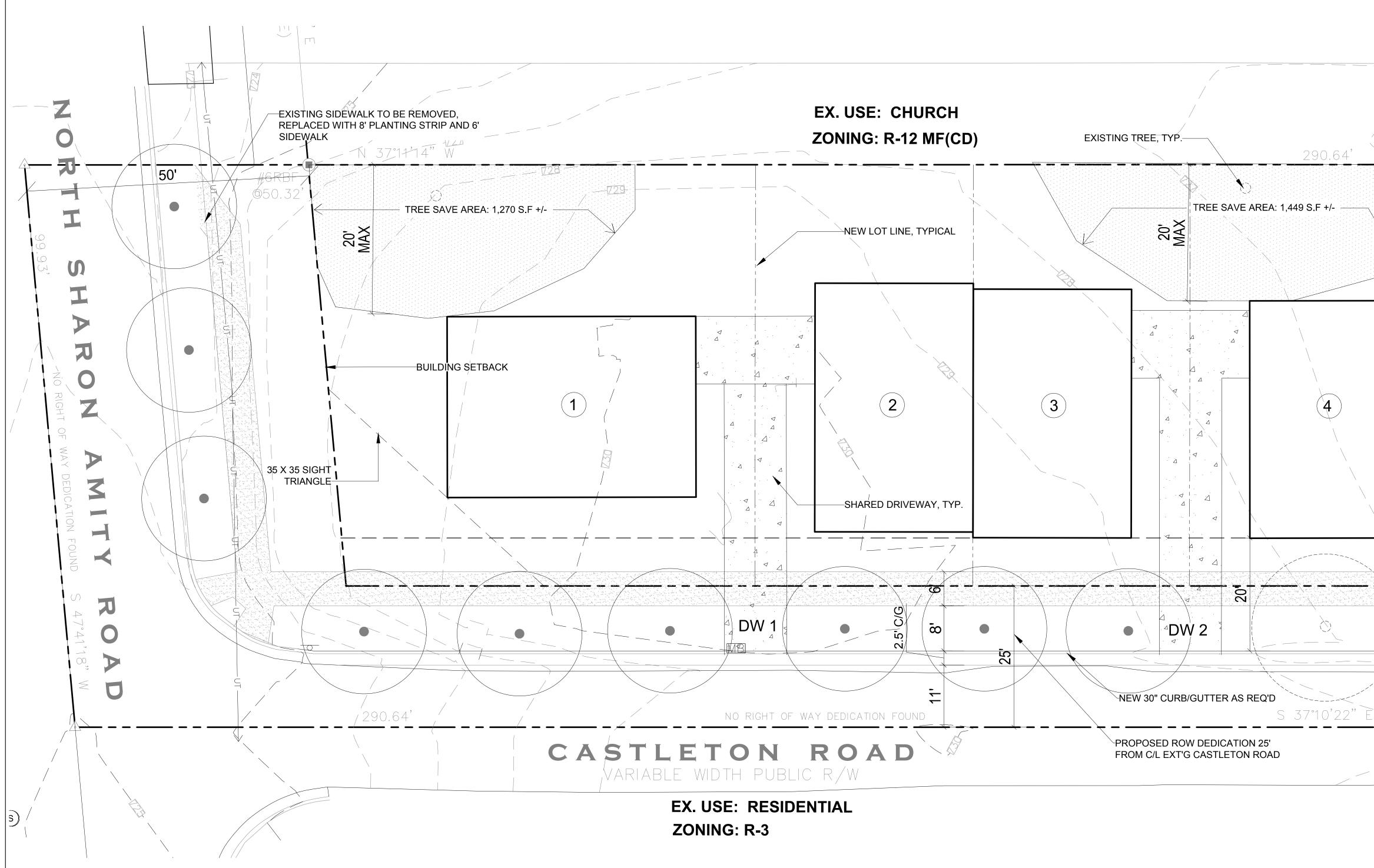
AS REQ'D FOR UR-2 ZONING REQ'D: 15% MIN = 2,679 SF (0.06 AC) AS DEPICTED ON SITE PLAN 10'-0" 5'-0"



R7-10

SHEET

TECHNICAL DATA



	Reviewer	Date	Comm Yes or	
Rezoning			Yes	No
Area Planning			Yes	No
Urban Design			Yes	No
Subdivision			Yes	No
Zoning			Yes	No
	DPettine		Yes	No
	LHarmon		Yes	No
	Kent Main		Yes	No

LANDSCAPE SCREEN WITH 6' WALL OR FENCE	designing places to master planning . civil eng urban design . landscape ar 420 hawthorne In . charlotte 704.332.1204 . www.dprasso NC Firm License # C-0
	CLIENT / OWNER WHITESTONE HOLDINGS, INC. 1604 STEVENS RIDGE ROAD MATTHEWS, NC 28105 704-931-3393 CONSULTANT 1 DPR ASSOCIATES, INC.
PROPOSED BMP	420 HAWTHORN LANE CHARLOTTE, NC 28204 704-332-1204
5	VICINITY MAP
PROPOSED 6' SIDEWALK WITH 8' PLANT STRIP	SITE
$\square \square $	REZONING PLAN PET # 2019 - 141
	PROJECT NUMBER 19028 DATE
EXT'G TREES, TYP (LOCATION APPROXIMATE)	12-17-2019 - FOR PUBLIC HEARING ISSUED FOR REZONING STAFF REVIEW REVISIONS NO. DATE DESCRIPTION
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	CHECKED BY:
	SCALE AS INDICATED
SCALE: 1" = 10' 0 5' 10' 20'	DRAWING SCHEMATIC ILLUSTRATIVE SITUPLAN RZ-2.0



DATE DESCRIPTION BY

IEMATIC JSTRATIVE SITE Z-2.0