

CHARLES AVENUE VILLAGE

CHARLOTTE, NORTH CAROLINA

LIBERATE FINANCIAL: CHARLES AVENUE PROJECT
UR-1 (C) DEVELOPMENT NOTES

A. GENERAL PROVISIONS

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Liberate Financial, LLC to accommodate the development of an approximately 1.41 acre parcel of land located north of Charles Avenue between Yaddin Avenue and N. McDowell Street, which parcel of land is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- The Site includes unopened portions of N. Alexander Street and N. Myers Street. This Rezoning Petition is contingent on the abandonment of these unopened right-of-ways.
- The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-1 zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan. The site plan shown here is subject to minor modification during the construction drawing and final design phase, but it shall generally follow the layout show here.
- Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.
- The Rezoning Plan identifies building envelopes. Buildings shall be located within the building envelopes. However, the exact location and size and number of buildings within the specific envelop is subject to change.

B. PERMITTED USES AND MAXIMUM DEVELOPMENT

- The Site may be devoted only to the following uses:
A maximum of 11 single family detached dwelling units together with any incidental or accessory uses associated therewith which are permitted under the Ordinance in the UR-1 zoning district.

C. MINIMUM LOT AREA AND LOT WIDTH

- The minimum lot area shall be 3,000 square feet.
- The minimum lot width shall be 20 at the setback. (Lot 1 only)
- The minimum lot width shall be 45 at the setback. (Lots 2 thru 11)

D. SETBACK SIDE YARD AND REAR YARD REQUIREMENTS

- The setback, side yard and rear yard requirements are set out on the Rezoning Plan.

E. ACCESS POINTS

- The Site shall have direct access to Charles Avenue.
- The unopened portions of N. Myers Street and N. Alexander Street within the Site shall be abandoned. Upon abandonment of these areas the Petitioner shall dedicate a pedestrian right-of-way as depicted on the Rezoning Plan.

F. ARCHITECTURAL COMMENTS

- No building on the Site will exceed 40 feet in height.
- Attached hereto are conceptual architectural renderings of elevations of the dwelling units proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of these dwelling units. Accordingly, the elevations of any dwelling unit constructed on the Site shall be substantially similar in appearance to the relevant attached schematic architectural rendering in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- The exterior building materials for the dwelling units to be constructed on the Site shall be a combination of brick, stone, shake siding, hardie-panels/hardie-board, and stucco. Vinyl siding shall not be a permitted exterior building material.
- Attached garages shall not be permitted. All detached garages shall be located behind a principal structure.

G. OFF-STREET PARKING

- A minimum of 2 off-street parking spaces per dwelling shall be provided on the Site.

H. TREES

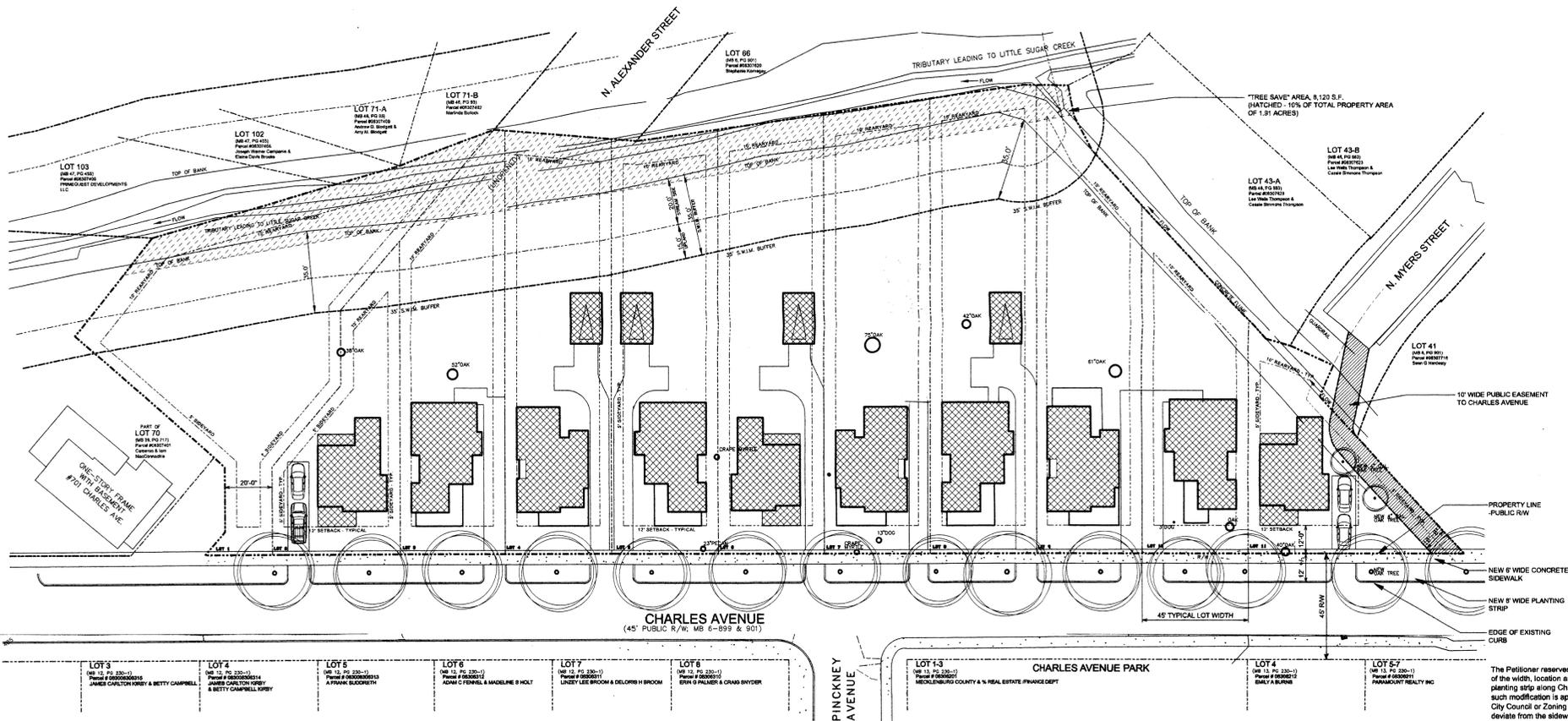
- Street trees shall be planted in accordance with the requirements of the Ordinance.
- PETITIONER SHALL COMPLY WITH CONDITIONS OF CHARLOTTE TREE ORD.

I. ALTERATIONS TO PLAN

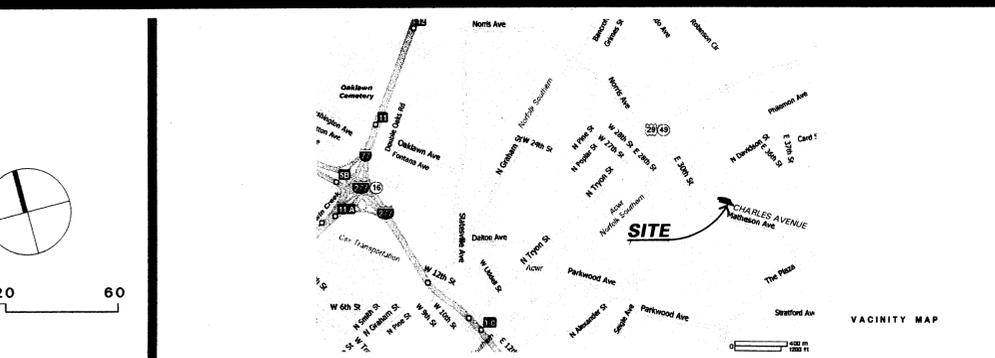
- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

J. BINDING EFFECT

- If the Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respect successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns in any futures development thereof.



REZONING PLAN FOR PUBLIC HEARING - PETITION #2008 - 050



LIBERATE FINANCIAL, LLC

PETER TART - ARCHITECT

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CURRENT ZONING: R-5

PROPOSED ZONING: UR (CONDITIONAL)

Land Area: 1.01 acres
Proposed Dwelling Units: 11
Minimum Lot Area Allowed: 3,000 S.F.
Minimum Lot Area Provided: 3,900 S.F.
Minimum Lot Width Allowed: 40 feet
Minimum Provided: 20' for Lot 1 and 45' for Lots #2 thru #11
Minimum Setback: 12 feet from property line (allowed: 14' from back of curb)
Minimum Side Yard: 5 feet
Minimum Rear Yard: 10 feet
Minimum Open Space: NA
Maximum Height: 40 feet

LOT SIZES: 3,900 S.F. TO 3,860 S.F.

RECEIVED
MAR 24 2008