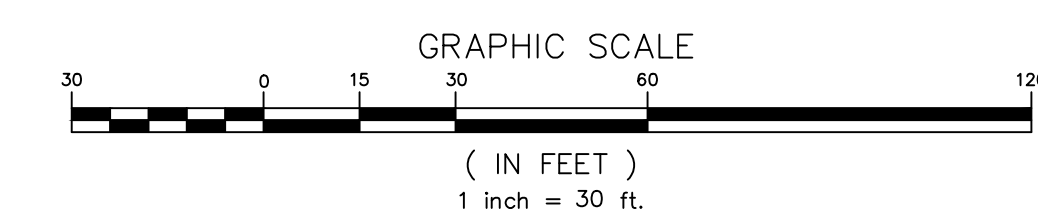
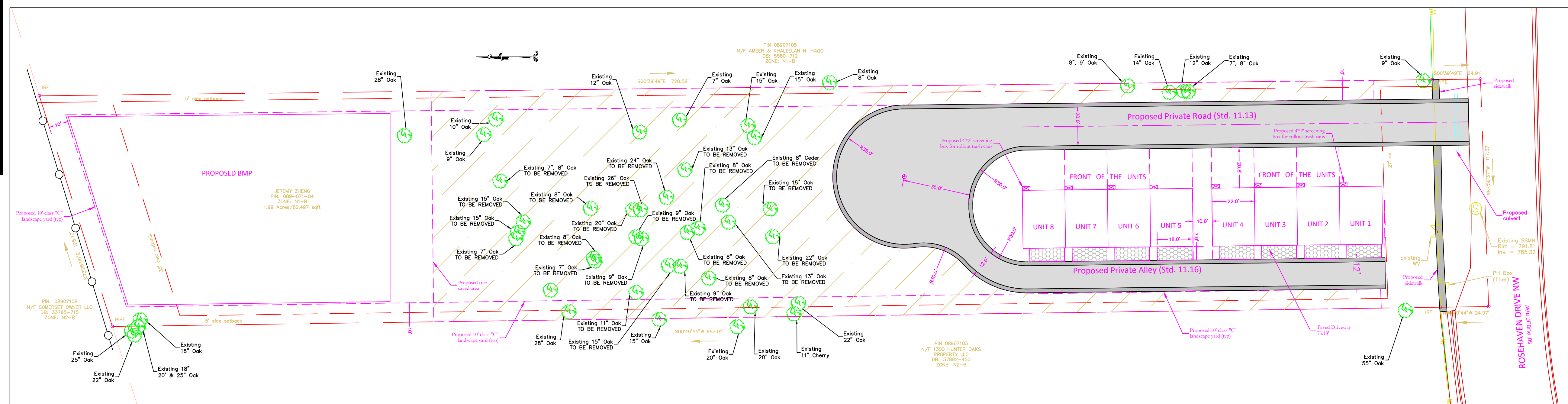


VICINITY MAP NOT TO SCALE



1. General Provisions

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Jeremy Zheng (the "Petitioner") to accommodate the development of a townhouse residential community on that approximately 1.99-acre site located at 930 Tom Hunter Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 089-071-04.
- b. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N1-F zoning district shall govern the development and use of the Site.
- d. The development and street layout depicted on the Rezoning Plan are schematic in nature and are 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 and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- e. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37 of the Ordinance.

2. Permitted Uses

- a. The Site may be devoted only to a residential community containing a maximum of eight (8) single-family attached dwelling units in two (2) buildings and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the N1-F zoning district.

3. Transportation

- a. As depicted on the Rezoning Plan, the Site will be served by Private Road, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
- 1. Petitioner shall provide a minimum five to seven (5-7) foot driveway apron for each unit. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- o. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority.

4. Architectural Standards

- a. Architectural Standards shall comply with the Ordinance, as applicable for N1-F development.

5. Open Space, Buffering & Amenities

- a. Petitioner shall provide a minimum ten (10) foot wide C Landscape Yard as generally depicted on the Rezoning Plan.

6. Environmental Features

- a. The Petitioner shall comply with Article 25 of the Ordinance. 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 storm water treatment requirements and natural site discharge points.
- b. The Petitioner shall comply with Article 20 of the Ordinance.

7. Lighting

- a. All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

8. Binding Effect of the Rezoning Documents and Definitions

- a. 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.
- b. 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 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.

DEVELOPMENT DATA

SITE AREA: ±1.99 ACRES
 TAX PARCEL: 089-071-04
 EXISTING ZONING: N1-B
 PROPOSED ZONING: N1-F (CD)
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 PROPOSED USES: UP TO EIGHT (8) SINGLE-FAMILY ATTACHED DWELLING 3-BEDROOMS UNITS WITH 2-CARS GARAGE UNDER FIRST FLOOR (MULTI-DWELLING DEVELOPMENT)
 MIN. SETBACK: 27' FROM FUTURE R.O.W.
 MIN. SIDE SETBACK REQUIRED: 5'
 MIN. REAR YARD REQUIRED: 35'
 MAXIMUM BUILDING HEIGHT: UP TO FORTY (40') AS MEASURED PER THE ORDINANCE
 MINIMUM BUILDING SEPARATION: 10'
 TREE SAVE REQUIRED: 12,975 SF (15% OF SITE)
 TREE SAVE PROVIDED: 32,680 SF
 MIN OPEN SPACE REQUIRED: 250 S.F. PER DWELLING UNIT
 MIN OPEN SPACE PROVIDED: 660 S.F.
 PARKING REQUIRED: PER ORDINANCE
 SOLID WASTE: ROLL OUT CONTAINERS (PRIVATE HAULER)
 SPACE WILL BE RESERVED TO MEET MINIMUM ORDINANCE REQUIREMENTS

Site data.

Total area - 1.99 Acres (86,497 sqft)
 Total proposed impervious surface - 21,350 sqft
 Total existing impervious surface - 5,170 sqft
 Increase of impervious surface - 16,180 sqft (18.7%)
 On-site open space required is 10% of lot area = 8,650 sqft
 On-side open space provided = 65,147 sqft
 Proposed 8 of 2-story, 3 bedrooms units with 2-cars garage on the first floor

REVISION

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Zheng Development
 Tom Hunter Rd.,
 Charlotte, NC
 PIN 089-071-04

REZONING SITE PLAN

DATE: June, 2024
 SCALE: H: 1" = 30' V: = N/A
 SHEET: 2 of 2



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