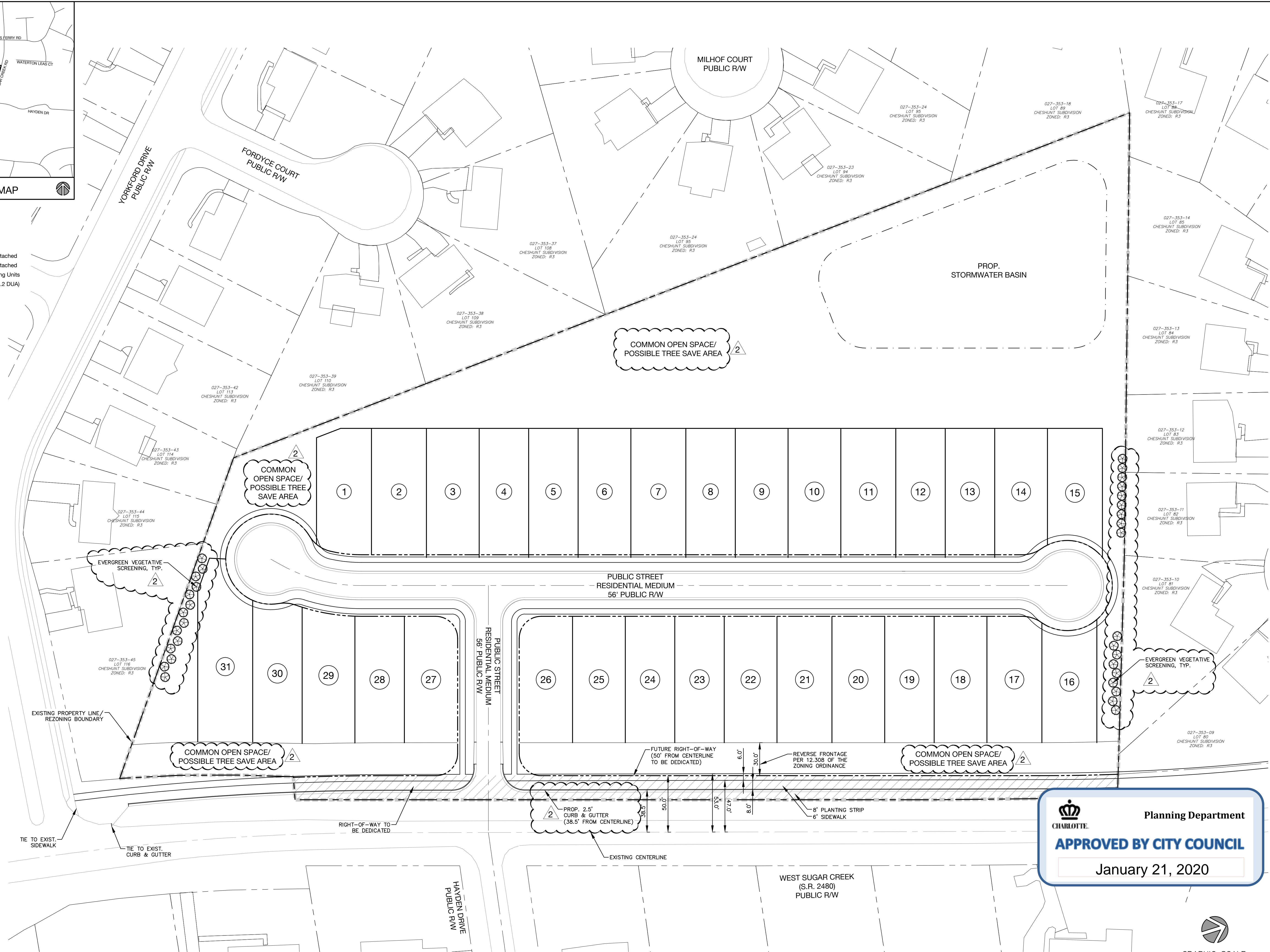

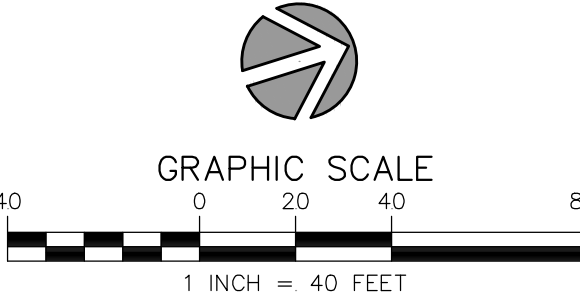


**VICINITY MAP**

Site Development Data:  
 Acreage: 9.62 AC  
 Tax Parcel: 027-353-46  
 Existing Zoning: R-3  
 Proposed Zoning: R-6(CD)  
 Existing Uses: Single Family Detached  
 Proposed Uses: Single Family Detached  
 Max Density: Up to (31) Dwelling Units  
 (Approximately 3.2 DUA)




**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 January 21, 2020



REZONING PETITION # 2019-137



1318-e6 central ave. P 704.334.3303  
 charlotte, nc 28205 F 704.334.3305  
 urbandesignpartners.com  
 nc firm no: P-0418  
 sc cda no: C-03044

Kinger Homes  
 Dhanesh Kumar

215 N Pine Street  
 Charlotte, NC 28203

West Sugar Creek

Rezoning Plan  
 Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	11.08.19	UDP	PER CITY COMMENTS
2	12.23.19	UDP	PER CITY AND NEIGHBOR COMMENTS

Project No: 19-106  
 Date: 09.03.2019  
 Designed by: udp  
 Drawn by: udp  
 Sheet No:

**RZ-1.0**

Site Development Data:

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General Provisions:

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Kinger Homes, LLC ("Petitioner") to accommodate the development of up to thirty-one (31) single family detached residential units on an approximate 9.62-acre site located along West Sugar Creek Road in the City of Charlotte, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number: 027-353-46.
2. 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").

Permitted Uses:

- 1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the R-6 zoning district. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

Transportation:

- 1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan.
2. The Petitioner shall dedicate 50' of right-of-way as measured from the road centerline and install face of curb and gutter 38.5' from centerline. Final location of curb and gutter to be coordinated with NCDOT during Land Development permitting.
3. The Petitioner shall provide an 8' landscape strip and 6' sidewalk along proposed public street rights of way as generally depicted on the Rezoning plan. The Petitioner shall also provide an 8' landscape strip and 6' sidewalk along West Sugar Creek Road.
4. 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.
5. All transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural Standards:

- 1. Residential structures on Site may use a variety of building materials. The building materials available for use will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, metal, synthetic stone, vinyl, stucco, wood, painted wood, and cementitious siding (such as Hardi-plank).

Streetscape and Landscaping:

- 1. The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.
2. The Petitioner shall agree to preserve 10% of the total site area as Tree Save Area as generally depicted on the Rezoning Plan. Final location(s) of Tree Save Area to be determined during Land Development permitting.
3. The Petitioner shall agree to install evergreen vegetative screening at a minimum of 6' in height as generally depicted on the Rezoning Plan. Final quantities and spacing will be determined based on selected species.

Environmental Features:

- 1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2. For adjoining parcels receiving stormwater discharge the Petitioner shall analyze existing drainage patterns of stormwater conveyance on the adjoining parcels, including to Browne's Ferry Road. If the existing stormwater 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 stormwater discharge onto the adjoining parcels.
3. 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 not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural site discharge points.

Lighting:

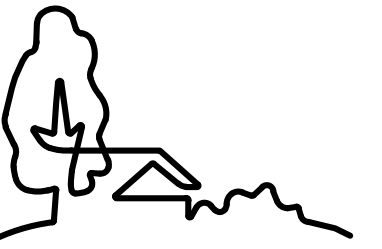
- 1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward directed architectural and landscape accent lighting shall be permitted.

Amendments to Rezoning Plan:

- 1. Future amendments to the Site Plan 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.
2. 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 Plan 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.



URBAN DESIGN PARTNERS

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Development Standards
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Table with 2 columns: NO., DATE, BY, REVISIONS. Row 1: 1, 11.08.19, UDP, PER CITY COMMENTS. Row 2: 2, 12.23.19, UDP, PER CITY AND NEIGHBOR COMMENTS.

Project No: 19-106
Date: 09.03.2019
Designed by: udp
Drawn By: udp
Sheet No:

RZ-2.0